

WORKPAPERS INDEX

Client:	TMG	Prepared by:	ORL
End Client:	ARC Super Fund	Period:	30/06/2020

Ref

Detail

Closing report

A	Client Instructions	<input checked="" type="checkbox"/>
B	Financial Statements	<input checked="" type="checkbox"/>
C	Tax Return	<input checked="" type="checkbox"/>
D	Prior year information	<input checked="" type="checkbox"/>
E	Preparation Documents	<input checked="" type="checkbox"/>
F	Source Documents	<input checked="" type="checkbox"/>

Period	30/06/2020
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2020 Financial statement
2020 Tax return

2020 Financial statement	Software: BGL Desktop
2020 Tax return	Software: BGL Desktop

Name	Type	Comments
Full report v1	.pdf	with cross reference
FS & ITR non ref v1	.pdf	without cross reference
ARCSF	.zip	BGL file

Preparation Comments

KEY ASSUMPTIONS MADE:

OTHER COMMENTS:

MISSING DOCUMENTS:

A. CLIENT INSTRUCTIONS

JOB NOTIFICATION TMG - The Matador Group

Please provide as much detail as possible. "F1" for help in each field.

Your Client Name	Arc Super Fund
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Work Description

Year	2020	Required Date (Minimum 2 weeks, let us know if urgent!!)	09/05/21	Budget hrs	
Job Type	"F" Return	If "Other", please specify			

Your Company Contacts (Nominate up to 3 contacts)

	NAME	EMAIL ADDRESS	COMMENTS/WHEN TO CONTACT
1.	Nicholas Valassakis		
2.			
3.			

Input Data Provided to Odyssey

Details/Comments

<input checked="" type="checkbox"/> Source Data (Software, Version & Password)	Please use your backup of BGL as no changes have been made
<input type="checkbox"/> Prior Year Tax Returns	
<input type="checkbox"/> Prior Year Trial Balance / Finance Statements	
<input checked="" type="checkbox"/> Source Documents or Files (Name, Type – eg. PDF)	2 Excel detailing transactions in NAB Account & BigSky Accounts that are not self explanatory from the details on the statement; 2 excel files for Tax Accounts; 4 CSV Files to import; 19 PDF files of supporting records - Tax Accounts. Bank Statements, Tax Depn Report, Rental Statements & Invoices (Note that for the period March 20 to June 20 expenses paid are included with the Managing Agents records)

Output Required Back from Odyssey

Please send back the data file / financials to us in the following format:

<input type="checkbox"/> Handilegger	<input type="checkbox"/> MYOB AO	<input type="checkbox"/> APS	<input checked="" type="checkbox"/> BGL
<input checked="" type="checkbox"/> Handitax	<input type="checkbox"/> MYOB AE	<input type="checkbox"/> Banklink	<input type="checkbox"/> Other(s)

☒ **Output Documents or other files** (Name, Type – eg. PDF) PDF

Please advise if you require a detailed examination of any transactions or accounts?

Please advise if you require an end of year journal for your client?

Other Information about your Client

Your Client is entering or remaining in STS		If "YES", please specify	
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Significant client events in the year or any other comments you'd like to add...

Other issues specific to your client which will assist us in preparing the work (e.g. Details about business, etc)

QUERY NOTIFICATION

Client: TMG
 End Client: Arc Super Fund 2020
 Year end: 30/06/2020
 Date: 14/05/2021



No	Account	Description	Client response
1	Contribution	<p>Please confirm whether amounts recorded in GL#242 attached were Employer contribution of Alexandra.</p> <p>If not, please advise.</p>	Emploer Contribution
2	Property	<p>Please provide 2020 Valuation report for property Lot 240 Ascot Crescent, Kallangur, QLD, 4503. 511,713.8(D1)</p> <p>If not, please confirm whether we should remain MV same as LY.</p>	<p>Please use same valuation as last year. Client will be getting new valuation for 2021</p>
3	F21 Suspense amount	<p>Please clarify or advise the treatment of \$499.00 withdrawal via Big Sly Loan Offset bank account #2S85 on 03/02/2020 "TFR TO 4.3.7 To-FIXED LOANS FEE Ref-INTEREST TYPE SWITCH FEE"</p>	Post to Bank Charges

ARC SUPER FUND
GENERAL LEDGER FOR THE PERIOD 01/07/2019 TO 30/06/2020
FROM ACCOUNT 242/000 TO 242/999 - ENTRIES: ALL

Printed: Friday 14 May, 2021 @ 10:35:22

Date	Ref	Type	Units	Debits \$	Credits \$	Balance \$
<u>242</u>						
<u>Employer Contributions - Concessional</u>						
<u>Confirmed A2#1</u>						
<u>242/001</u>						
<u>Leahy, Alexandra Lorraine</u>						
22/07/2019	220719	Bank Statement			2,308.89 F1	(2,308.89)
Narration: PC190719-138738503 SuperChoice P/L The Trustee for						
15/10/2019	151019	Bank Statement			2,454.00 F3	(4,762.89)
Narration: PC141019-172502267 SuperChoice P/L The Trustee for						
14/01/2020	140120	Bank Statement			3,680.07 F5	(8,442.96)
Narration: PC130120-150279330 SuperChoice P/L The Trustee for						
15/04/2020	150420	Bank Statement			2,805.26 F7	(11,248.22)
Narration: PC140420-156060747 SuperChoice P/L The Trustee for						
Total Debits:						
Total Credits:					\$11,248.22	
Current Year Profit/(Loss):					N/A	

same narration as per LY

B. FINANCIAL STATEMENTS

ARC SUPER FUND

FINANCIAL STATEMENTS

AND REPORTS

FOR THE PERIOD 1 JULY 2019 TO 30 JUNE 2020

The Matador Group
Po Box 3249
South Brisbane Bc QLD 4101

**ARC SUPER FUND
FINANCIAL STATEMENTS INDEX**

Statement of Financial Position
Operating Statement
Statement of Cash Flows
Notes to the Financial Statements
Trustees Declaration
Compilation Report
Statement of Taxable Income
Trustee Minute/Resolution
Members Statements
Investment Summary Report
Investment Movement Report
Investment Income Report
Member Contribution Caps Report
Trial Balance Report (WP)

ARC SUPER FUND
STATEMENT OF FINANCIAL POSITION AS AT 30 JUNE 2020

	2020	2019
	\$	\$
Investments		
Real Estate Properties (Australian)	B18 511,713.80	511,713.80
	511,713.80	511,713.80
Other Assets		
Big Sky Loan Offset Account #2S85	F26 32,160.22	27,461.92
Borrowing Expenses	D15 1,134.76	1,978.32
Sundry Debtors	F55 2,859.29	2,468.14
	36,154.27	31,908.38
Total Assets	547,868.07	543,622.18
Less:		
Liabilities		
Income Tax Payable (Note 7)	B13 1,326.35	659.60
Sundry Creditors	F78 330.00	330.00
Bank of Big Sky Loan - Fixed portion Acc#2L85	F26 232,525.25	237,691.55
Bank of Big Sky Loan - Variable portion Acc#2L85.1	F27 93,620.09	97,503.77
	327,801.69	336,184.92
Net Assets Available to Pay Benefits	220,066.38	207,437.26
Represented by:		
Liability for Accrued Benefits (Notes 2, 3, 4)		
Leahy, Alexandra Lorraine (Accumulation)	B16 220,066.38	207,437.26
	220,066.38	207,437.26

ARC SUPER FUND
OPERATING STATEMENT
FOR THE YEAR ENDED 30 JUNE 2020

	2020	2019
	\$	\$
Income		
Employer Contributions - Concessional	A2#1/A3 11,248.22	11,791.43
Increase in Market Value of Investments (Note 5)	E1 3,121.00	3,961.00
Interest Received	-	695.54
Rent Received	E2 35,774.00	35,744.97
	<u>50,143.22</u>	<u>52,192.94</u>
Expenses		
Accountancy Fees	330.00	990.00
ATO Supervisory Levy	259.00	259.00
ASIC Fees	637.00	302.00
Auditor's Remuneration	-	770.00
Borrowing Expenses	E3-4 843.56	843.56
Bank Charges	499.00	-
Depreciation	3,121.00	3,961.00
Interest Paid	18,562.05	19,231.82
Fines	80.00	-
Rental Property Expenses	E5 12,515.74	9,144.04
	<u>36,847.35</u>	<u>35,501.42</u>
Benefits Accrued as a Result of Operations before Income Tax	13,295.87	16,691.52
Income Tax (Note 7)		
Income Tax Expense	666.75	141.60
	<u>666.75</u>	<u>141.60</u>
Benefits Accrued as a Result of Operations	<u>12,629.12</u>	<u>16,549.92</u>

ARC SUPER FUND
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 30 JUNE 2020

	2020	2019
	\$	\$
Cash Flows from Operating Activities		
Contributions		
Employer	11,248.22	11,791.43
	<u>11,248.22</u>	<u>11,791.43</u>
Operating Income		
Interest Received	-	695.54
Rent Received	32,742.71	29,864.55
	<u>32,742.71</u>	<u>30,560.09</u>
Operating Expenses		
Accountancy Fees	(330.00)	(660.00)
ASIC Fees	(637.00)	(302.00)
Auditor's Remuneration	-	(770.00)
Bank Charges	(499.00)	-
Interest Paid	-	(19,231.82)
Fines	(80.00)	-
Rental Property Expenses	(11,947.74)	(5,731.76)
Tax Paid	(259.00)	(259.00)
	<u>(13,752.74)</u>	<u>(26,954.58)</u>
Net cash provided by (used in) operating activities (Note 8)	30,238.19	15,396.94
Cash Flows from Investing Activities		
Sundry Debtors	2,072.14	2,468.14
Bank of Big Sky Loan - Fixed portion Acc#2L85	(19,164.11)	(4,894.72)
Bank of Big Sky Loan - Variable portion Acc#2L85.1	(8,447.92)	(3,426.18)
Net cash provided by (used in) investing activities	<u>(25,539.89)</u>	<u>(5,852.76)</u>
Net Increase/(Decrease) in Cash Held	4,698.30	9,544.18
Cash at beginning of reporting period	27,461.92	17,917.74
Cash at end of reporting period (Note 9)	F26 32,160.22	27,461.92

ARC SUPER FUND

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 JUNE 2020

1. Summary of Significant Accounting Policies

The trustees have prepared the financial statements on the basis that the superannuation fund is a non-reporting entity because there are no users dependent on general purpose financial statements. The financial statements are therefore special purpose financial statements that have been prepared in order to meet the requirements of the Superannuation Industry (Supervision) Act 1993 and associated Regulations, the trust deed of the fund and the needs of members.

The financial statements have been prepared on a cash basis unless stated otherwise and are based on historical costs, except for investments which have been measured at market value.

The following significant accounting policies, which are consistent with the policies applied in the previous period unless otherwise stated, have been adopted in the preparation of the financial statements.

The financial statements were authorised for issue by the trustees/ directors of the trustee company.

a. Measurement of Investments

The fund initially recognises:

- i. an investment when it controls the future economic benefits expected to flow from the asset. For financial assets, the trade date is considered to be the date on which control of the future economic benefits attributable to the asset passes to the Fund; and
- ii. a financial liability on the date it becomes a party to the contractual provisions of the instrument.

Investments of the fund have been measured at market values, which refers to the amount that a willing buyer could reasonably be expected to pay to acquire an asset from a willing seller if the following assumptions are made:

- that the buyer and the seller deal with each other at arm's length in relation to the sale;
- that the sale occurred after proper marketing of the asset; and
- that the buyer and the seller acted knowledgeably and prudentially in relation to the sale.

Market value has been determined as follows:

- i. shares and other securities listed on the Australian Securities Exchange by reference to the relevant market quotations at the end of the reporting period;
- ii. units in managed funds by reference to the unit redemption price at the end of the reporting period;
- iii. fixed-interest securities by reference to the redemption price at the end of the reporting period;
- iv. unlisted investments are stated at trustees' assessment based on estimated market value at balance date or where necessary, an external valuer's opinion; and
- v. investment properties at the trustees' assessment of the market value or where necessary a qualified independent valuer's opinion at the end of reporting period.

Financial liabilities, such as trade creditors and other payables, are measured at the gross value of the outstanding balance at the end of the reporting period. The trustees have determined that the gross value of the fund's financial liabilities is equivalent to their market values. Any remeasurement changes in the gross values of non-current financial liabilities (including liabilities for members' accrued benefits) are recognised in the operating statement in the periods in which they occur.

b. Cash and Cash Equivalents

Cash and cash equivalents include cash on hand and at call, deposits with banks and short-term, highly liquid investments that are readily convertible to cash and subject to an insignificant risk of change in value.

ARC SUPER FUND

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 JUNE 2020

c. Revenue

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Fund and the revenue can be reliably measured. Revenue is recognised at the fair value of the consideration received or receivable.

Interest revenue

Interest revenue is recognised in respect of fixed-interest securities, and cash and cash equivalent balances. Interest revenue is recognised as it accrues.

Dividend revenue

Dividend revenue is recognised when the dividend has been paid or, in the case of dividend reinvestment schemes, when the dividend is credited to the benefit of the fund.

Rental revenue

Rental revenue arising from operating leases on investment properties is recognised upon receipt.

Distribution revenue

Distributions from unit trusts and managed funds are recognised as at the date the unit value is quoted ex-distributions and, if not received at the end of the reporting period, are reflected in the statement of financial position as a receivable at net market value.

Remeasurement changes in market values

Remeasurement changes in the market values of assets are recognised as income and determined as the difference between the market value at year-end or consideration received (if sold during the year) and the market value as at the prior year-end or cost (if acquired during the period).

Contributions

Contributions and transfers in are recognised when the control and the benefits from the revenue have been attained and are recorded by the Fund, gross of any taxes, in the period to which they relate.

d. Liability for Accrued Benefits

The liability for accrued benefits represents the fund's present obligation to pay benefits to members and beneficiaries and has been calculated as the difference between the carrying amount of the assets and the carrying amount of the other payables and income tax liabilities as at the end of the reporting period.

e. Goods and Services Tax (GST)

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO).

The net amount of GST recoverable from, or payable to, the ATO is included with other receivables or other payables in the statement of financial position.

f. Critical Accounting Estimates and Judgements

The preparation of financial statements requires the trustees to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expenses. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in

ARC SUPER FUND
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2020

the period in which the estimate is revised and in any future period affected.

2. Liability for Accrued Benefits

Changes in the Liability for Accrued Benefits are as follows:

	2020	2019
	\$	\$
Liability for Accrued Benefits at beginning of period	207,437.26	190,887.34
Add:		
Benefits Accrued as a Result of Operations	12,629.12	16,549.92
- Adjustment of Deferred Tax Liability /Deferred Tax Asset	-	-
	<hr/>	<hr/>
Liability for Accrued Benefits at end of period	<hr/> 220,066.38	<hr/> 207,437.26

3. Vested Benefits

Vested benefits are benefits which are not conditional upon continued membership of the fund (or any other factor other than resignation from the fund) and include benefits which members were entitled to receive had they terminated their fund membership as at the reporting date.

	2020	2019
	\$	\$
Vested Benefits	<hr/> 220,066.38	<hr/> 207,437.26

4. Guaranteed Benefits

No guarantees have been given in respect of any part of the liability for accrued benefits.

5. Changes in Market Values

Investments and other assets of the fund are valued at the end of the reporting period as described in Note 1 - Summary of Significant Accounting Policies. A detailed schedule of investments is attached to these financial statements. A summary of the change in Market Values is as follows:

	2020	2019
	\$	\$
Real Estate Properties (Australian)	<hr/> 3,121.00	<hr/> 3,961.00
	<hr/> 3,121.00	<hr/> 3,961.00

6. Funding Arrangements

The employer and members contributed to the fund a percentage of the gross salaries of the employees who were members of the fund as follows:

ARC SUPER FUND
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2020

	2020	2019
	\$	\$
Employer		
Members		

7. Income Tax

Income Tax is payable by the superannuation fund at the rate of 15% on the contributions received and the income of the fund. There has been no change in the Income Tax rate during the year.

The Income Tax payable by the superannuation fund has been calculated as follows:

	2020	2019
	\$	\$
Benefits accrued as a result of operations before income tax	13,295.87	16,691.52
Prima facie income tax on accrued benefits	1,994.38	2,503.73
Add/(Less) Tax Effect of:		
Increase in Market Value of Investments	(468.15)	(594.15)
Depreciation	(871.35)	-
Fines	12.00	-
Tax Adjustments	-	(871.35)
Tax Losses Recouped	-	(896.55)
Other	(.13)	(.08)
	(1,327.63)	(2,362.13)
Income Tax Expense	666.75	141.60

Income tax expense comprises:

Income Tax Payable/(Refundable)	666.75	141.60
	666.75	141.60

8. Reconciliation of Net Cash provided by Operating Activities to Benefits Accrued from Operations after Income Tax

	2020	2019
	\$	\$
Benefits accrued from operations after income tax	12,629.12	16,549.92
Add/(Less) non cash amounts included in benefits accrued from operations		
Increase in Market Value of Investments	(3,121.00)	(3,961.00)

ARC SUPER FUND
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2020

Rent Received	(3,031.29)	(5,880.42)
Accountancy Fees	-	330.00
ATO Supervisory Levy	259.00	259.00
Borrowing Expenses	843.56	843.56
Depreciation	3,121.00	3,961.00
Interest Paid	18,562.05	-
Rental Property Expenses	568.00	3,412.28
Income Tax Expense	666.75	141.60
Other non cash items	(259.00)	(259.00)
	<u>17,609.07</u>	<u>(1,152.98)</u>
Net cash provided by operating activities	<u>30,238.19</u>	<u>15,396.94</u>

9. Reconciliation of Cash

For the purpose of the statement of cash flows, cash includes cash on hand and in banks. Cash at the end of the reporting period as shown in the statement of cash flows is reconciled to the related item in the Statement of Financial Position or Statement of Net Assets as follows:

	2020	2019
	\$	\$
Cash	<u>32,160.22</u>	<u>27,461.92</u>

10. Limited Recourse Borrowing Arrangement

The purchase of the property located at 45 Ascot Crescent Kallangur Queensland 4503 was funded by cash held by the fund and a Limited Recourse Mortgage Loan from Blue Sky Building Society which limits the liability of the fund to no more than the value of the 45 Ascot Crescent property.

ARC SUPER FUND
TRUSTEE: EMERALD SKIES PTY LTD
ACN: 612 168 171
TRUSTEES DECLARATION

The directors of the trustee company have determined that the fund is not a reporting entity and that these special purpose financial statements should be prepared in accordance with the accounting policies described in Note 1 to the financial statements.

The directors of the trustee company declare that:

- i. the financial statements and notes to the financial statements for the year ended 30 June 2020 present fairly, in all material respects, the financial position of the superannuation fund at 30 June 2020 and the results of its operations for the year ended on that date in accordance with the accounting policies described in Note 1 to the financial statements;
- ii. the financial statements and notes to the financial statements have been prepared in accordance with the requirements of the trust deed; and
- iii. the operation of the superannuation fund has been carried out in accordance with its trust deed and in compliance with the requirements of the Superannuation Industry (Supervision) Act 1993 and associated Regulations during the year ended 30 June 2020.

Specifically, the trustees declare that

- in accordance with s 120 of the Superannuation Industry (Supervision) Act 1993, no individual trustee has been or is a disqualified person;
- the fund has satisfactory title to all assets, all assets are unencumbered and free from charge as prescribed by s 50 of the Superannuation (Supervision) Act 1993 and reg 13.14 of the Superannuation Industry (Supervision) Act 1994; and
- to the knowledge of the trustees, there have been no events or transactions subsequent to the balance date which could have a material impact on the fund. Where such events have occurred, the effect of such events has been accounted and noted in the fund's financial statements

Signed in accordance with a resolution of the directors of the trustee company by:

Alexandra Lorraine Leahy
Emerald Skies Pty Ltd
Director

DATED: / /

ARC SUPER FUND
COMPILATION REPORT TO THE MEMBER(S) OF ARC SUPER FUND

We have compiled the accompanying special purpose financial statements of Arc Super Fund, which comprise the statement of financial position as at 30 June 2020, the operating statement for the year then ended, a summary of significant accounting policies and other explanatory notes. The specific purpose for which the special purpose financial statements have been prepared is set out in Note 1 to the financial statements.

The Responsibility of the Trustee(s)

The Trustee (s) of the Arc Super Fund is solely responsible for the information contained in the special purpose financial statements, the reliability, accuracy and completeness of the information and for the determination that the financial reporting framework used is appropriate to meet their needs and for the purpose that the financial statements were prepared.

Our Responsibility

On the basis of information provided by the Trustee(s), we have compiled the accompanying special purpose financial statements in accordance with the financial reporting framework as described in Note 1 to the financial statements and APES 315: Compilation of Financial Information.

We have applied our expertise in accounting and financial reporting to compile these financial statements in accordance with the financial reporting framework described in Note 1 to the financial statements. We have complied with the relevant ethical requirements of APES 110: Code of Ethics for Professional Accountants.

Assurance Disclaimer

Since a compilation engagement is not an assurance engagement, we are not required to verify the reliability, accuracy or completeness of the information provided to us by management to compile these financial statements. Accordingly, we do not express an audit opinion or a review conclusion on these financial statements.

The special purpose financial statements were compiled exclusively for the benefit of the directors of the trustee company who are responsible for the reliability, accuracy and completeness of the information used to compile them. We do not accept responsibility for the contents of the special purpose financial statements.

of

Dated: / /

**ARC SUPER FUND
STATEMENT OF TAXABLE INCOME
FOR THE YEAR ENDED 30 JUNE 2020**

	2020
	\$
Benefits Accrued as a Result of Operations before Income Tax	13,296.00
Less:	
Increase in Market Value of Investments	(3,121.00)
Building Depreciation	(5,809.00)
Other Non Taxable Items	(1.00)
	<u>(8,931.00)</u>
	4,365.00
Add:	
Fines	80.00
	<u>80.00</u>
Taxable Income	<u>4,445.00</u>
Tax Payable on Taxable Income	666.75
Income Tax Payable/(Refund)	<u>666.75</u>
Add:	
Supervisory levy	259.00
Total Amount Due or Refundable	<u>925.75</u>
Income tax payable on BS = 925.75+ 400.6(F85) = 1,326.35	

**MEMORANDUM OF RESOLUTIONS OF THE DIRECTOR(S) OF
EMERALD SKIES PTY LTD
ACN: 612 168 171
ATF ARC SUPER FUND**

ADOPT FINANCIAL
STATEMENT ATO RESOLUTION

It was resolved that the financial statements would be prepared as special purpose financial statements as, in the opinion of the trustee(s), the superannuation fund is a non-reporting entity and therefore is not required to comply with all Australian Accounting Standards.

It was further resolved that the financial statements and notes to the financial statements of the superannuation fund in respect of the year ended 30 June 2020 thereon be adopted.

TRUSTEE'S DECLARATION:

It was resolved that the trustee's declaration of the superannuation fund be signed.

ANNUAL RETURN:

Being satisfied that the fund had complied with the requirements of the Superannuation Industry (Supervision) Act 1993 (SISA) and Regulations during the year ended 30 June 2020, it was resolved that the annual return be approved, signed and lodged with the Australian Taxation Office.

TRUST DEED

It was resolved that the advice received from the fund's legal adviser confirming that the fund's trust deed is consistent with all relevant superannuation and trust law.

INVESTMENT STRATEGY:

The allocation of the fund's assets and the fund's investment performance over the financial year were reviewed and found to be within acceptable ranges outlined in the investment strategy. After considering the risk, rate of return and liquidity of the investments and the ability of the fund to discharge its existing liabilities, it was resolved that the investment strategy continues to reflect the purposes and circumstances of the fund and its members. Accordingly, no changes in the investment strategy were required.

ALLOCATION OF INCOME:

It was resolved that the income of the fund would be allocated to the members based on their average daily balance (an alternative allocation basis may be percentage of opening balance).

AUDITORS

It was resolved that

Tony Boys

of

Po Box 3376
Rundle Mall SA 5000

act as auditors of the Fund for the next financial year.

TAX AGENTS

It was resolved that

The Matador Group

act as tax agents of the Fund for the next financial year.

TRUSTEE STATUS:

Each of the trustee(s) confirmed that they are qualified to act as trustee(s) of the fund and that they are not disqualified persons as defined by s 120 of the SISA.

CONTRIBUTIONS RECEIVED:

It was resolved that the contributions during the year be allocated to members on

the basis of the schedule provided by the principal Fund employer.

CLOSURE:

Signed as a true record –

..... /...../.....
Alexandra Lorraine Leahy

**Member's Statement
ARC SUPER FUND**

MS ALEXANDRA LORRAINE LEAHY
23 COOYAR ST
ASPLEY QLD 4034

The Trustee of the above named fund wishes to advise you of the circumstances of your entitlement in the Fund at 30 June 2020 and for the reporting period 1 July 2019 to 30 June 2020.

Your Details		Your Balance	
Date of Birth	25 June 1966	Total Benefits	\$220,066.38
Tax File Number	Provided	Comprising:	
Date Joined Fund	12 May 2016	- Preserved	\$220,066.38
Service Period Start Date	1 August 1987	- Restricted Non Preserved	
Date Left Fund		- Unrestricted Non Preserved	
Member Mode	Accumulation	Including:	
Account Description	Accumulation	- Tax Free Component	D14 \$7,256.26
Current Salary		- Taxable Component	\$212,810.12
Vested Amount	\$220,066.38		
Insured Death Benefit			
Total Death Benefit	\$220,066.38		
Disability Benefit			
Nominated Beneficiaries			

Your Detailed Account	Preserved	Restricted Non Preserved	Unrestricted Non Preserved	Total
Opening Balance at 1 July 2019	207,437.26			207,437.26
<u>Add: Increases to Member's Account During the Period</u>				
Concessional Contributions	11,248.22	A2#1/A3		11,248.22
Non-Concessional Contributions				
Other Contributions				
Govt Co-Contributions				
Employer Contributions - No TFN				
Proceeds of Insurance Policies				
Share of Net Income/(Loss) for period	2,047.65			2,047.65
Transfers in and transfers from reserves				
	13,295.87			13,295.87
	220,733.13			220,733.13
<u>Less: Decreases to Member's Account During the Period</u>				
Benefits/Pensions Paid				
Contributions Tax	1,687.23			1,687.23
Income Tax	(1,020.48)			(1,020.48)
No TFN Excess Contributions Tax				
Division 293 Tax				
Excess Contributions Tax				
Refund Excess Contributions				
Insurance Policy Premiums Paid				
Management Fees				
Share of fund expenses				
Transfers out and transfers to reserves				
	666.75			666.75
Member's Account Balance at 30/06/2020	220,066.38			220,066.38

Reference: ARCSF / 501

Availability of Other Fund Information

Other information about the Fund is available at your request from the Trustee. If you would like any further information, please contact the Trustee.

Trustee's Disclaimer

This statement has been prepared by the Trustee for the member whose name appears at the top of this statement. Every effort has been made by the Trustee to ensure the accuracy and completeness of this Statement. The Trustee does not accept any liability for any error, omission or misprint. All amounts shown in relation to benefits do not take into account any amounts which may be withheld to satisfy the requirements imposed by the Income Tax Assessment Act 1936.

Signed by all the trustees of the fund

Alexandra Lorraine Leahy
Director

Statement Date: / /

ARC SUPER FUND
INVESTMENT SUMMARY REPORT AT 30 JUNE 2020

Investment	Units	Ave Cost	Mkt Price	Cost	Market	Unrealised Gain/(Loss)	Percent Gain/(Loss)	Percent Total
Cash/Bank Accounts								
Big Sky Loan Offset Account #2S85		32,160.22	32,160.2200	32,160.22	32,160.22	F26		5.91%
				32,160.22	32,160.22			5.91%
Real Estate Properties (Australian)								
Lot 240 Ascot Crescent, Kallangur, Queensland 4503	1.0000	511,713.80	511,713.8000	511,713.80	511,713.80	A2#2		94.09%
				511,713.80	511,713.80			94.09%
				543,874.02	543,874.02			100.00%

ARC SUPER FUND
INVESTMENT MOVEMENT REPORT AT 30 JUNE 2020

Investment	Opening Balance		Additions		Disposals			Closing Balance		
	Units	Cost	Units	Cost	Units	Cost	Prof/(Loss)	Units	Cost	Market
Cash/Bank Accounts										
Big Sky Loan Offset Account #2S85		27,461.92		42,809.33		(38,111.03)			32,160.22	32,160.22
NAB Bank Account #8540				52,585.90		(52,585.90)				
		<u>27,461.92</u>		<u>95,395.23</u>		<u>(90,696.93)</u>			<u>32,160.22</u>	<u>32,160.22</u>
Real Estate Properties (Australian)										
Lot 240 Ascot Crescent, Kallangur, Queensland 4503	1.0000	511,713.80						1.0000	511,713.80	511,713.80
		<u>511,713.80</u>							<u>511,713.80</u>	<u>511,713.80</u>
		<u>539,175.72</u>		<u>95,395.23</u>		<u>(90,696.93)</u>			<u>543,874.02</u>	<u>543,874.02</u>

ARC SUPER FUND
INVESTMENT INCOME REPORT AT 30 JUNE 2020

Investment				Add			Less						Taxable	Indexed	Discounted	Other	Taxable
	Total	Franked	Unfranked	Franking	Foreign	TFN	Tax Free	Tax Exempt	Tax	Expenses	Capital	GST	Income	Capital	Capital	Capital	Capital
	Income	Amount	Amount	Credits	Credits	Credits			Deferred		Gains Disc.*		(incl Cap Gains)	Gains	Gains*	Gains*	Gains
Real Estate Properties (Australian)																	
Lot 240 Ascot Crescent, Kallangur, Queensland 4503	35,774.00												35,774.00				
	35,774.00												35,774.00				
	35,774.00												35,774.00				

* Includes Foreign Capital Gains

Arc Super Fund
Member Contribution Caps Report
ALEXANDRA LORRAINE LEAHY at 30/06/2020

	2020	2019	2018	2017	2016	2015
Age	54	53	52	51	50	49
<i>Total Super Balance as at 30/06/201X* Based on previous financial year balance</i>	207,437.26	190,887.34	175,923.91	N/A	N/A	N/A
Concessional Cap	25,000.00	25,000.00	25,000.00	35,000.00	35,000.00	30,000.00
Unused Concessional contribution brought forward	13,208.57	0.00	0.00	0.00	0.00	0.00
Maximum Cap Available	38,208.57	25,000.00	25,000.00	35,000.00	35,000.00	30,000.00
YTD Concessional Contributions	A2#1/A3 11,248.22	11,791.43	9,251.66	0.00	0.00	0.00
<i>Yearly Concessional Cap minus YTD Concessional Contributions</i>	13,751.78	13,208.57	15,748.34	35,000.00	35,000.00	30,000.00
Excess Concessional Contributions	0.00	0.00	0.00	0.00	0.00	0.00
Amount of Concessional Cap remaining	26,960.35	13,208.57	15,748.34	35,000.00	35,000.00	30,000.00
<u><i>Carry-forward Unused Concessional Contributions</i></u>						
<i>Unused amount expired after 5 years</i>	0.00	0.00	0.00	0.00	0.00	0.00
<i>Cumulative Carry-forward amount at end of FY</i>	26,960.35	13,208.57	0.00	0.00	0.00	0.00
Unused 'Carry-forward' available to be brought forward	26,960.35					

	2020	2019	2018	2017	2016
<i>Total Super Balance as at 30/06/201X* Based on previous financial year balance</i>	207,437.26	190,887.34	175,923.91	N/A	N/A
General Transfer Cap Limit	1,600,000.00	1,600,000.00	1,600,000.00	N/A	N/A
Non-Concessional Cap	100,000.00	100,000.00	100,000.00	180,000.00	180,000.00
YTD Non-Concessional Contributions including Excess Concessional Contributions	0.00	0.00	0.00	0.00	179.58
Excess Non-Concessional Contributions	0.00	0.00	0.00	0.00	0.00
Amount of Non-Concessional Cap remaining	100,000.00	100,000.00	100,000.00	180,000.00	179,820.42

ARC SUPER FUND
Trial Balance at 30/06/2020
Printed: Friday 11 June, 2021 @ 17:28:04

Last Year	Account	Account Name	Units	Debits \$	Credits \$
	242	Employer Contributions - Concessional			
(11,791.43)	242/001	Leahy, Alexandra Lorraine			11,248.22
(3,961.00)	247	Increase in Market Value of Investments			3,121.00
	250	Interest Received			
(695.54)	250/002	NAB Bank Account #8540			
	280	Rent Received			
(35,744.97)	280/001	Lot 240 Ascot Crescent, Kallangur, Queensland 4503			35,774.00
990.00	301	Accountancy Fees		330.00	
259.00	304	ATO Supervisory Levy		259.00	
302.00	306	ASIC Fees		637.00	
770.00	307	Auditor's Remuneration			
843.56	309	Borrowing Expenses		843.56	
	315	Bank Charges		499.00	
	334	Depreciation			
3,961.00	334/001	Lot 240 Ascot Crescent, Kallangur, Queensland 4503		3,121.00	
	379	Interest Paid			
14,233.48	379/001	Big Sky Loan - Fixed portion Acc#2L85		13,997.81	
4,998.34	379/002	Big Sky Loan - Variable portion Acc#2L85.1		4,564.24	
	382	Fines		80.00	
	425	Rental Property Expenses			
1,991.16	425/001	Council Rates		3,265.15	
2,590.60	425/002	Water Rates		3,159.42	
	425/003	Repairs & Maintenances		1,232.00	
568.00	425/004	Sundry Expenses		238.00	
2,712.28	425/005	Management Fees		2,711.17	
1,282.00	425/007	Insurance		1,210.00	
	425/008	Pest Control		700.00	
141.60	485	Income Tax Expense		666.75	
16,549.92	490	Profit/Loss Allocation Account		12,629.12	
	501	Leahy, Alexandra Lorraine (Accumulation)			
(183,631.08)	501/001	Opening Balance - Preserved/Taxable			200,181.00
(7,256.26)	501/002	Opening Balance - Preserved/Tax Free			7,256.26
(11,791.43)	501/011	Employer Contributions - Concessional			11,248.22
(4,900.09)	501/031	Share of Profit/(Loss) - Preserved/Taxable			2,047.65
1,768.71	501/051	Contributions Tax - Preserved		1,687.23	
(1,627.11)	501/053	Income Tax - Preserved/Taxable			1,020.48
27,461.92	606	Big Sky Loan Offset Account #2S85		32,160.22	
1,978.32	607	Borrowing Expenses		1,134.76	
2,468.14	680	Sundry Debtors		2,859.29	
	772	Real Estate Properties (Australian)			
511,713.80	772/001	Lot 240 Ascot Crescent, Kallangur, Queensland 4503	1.0000	511,713.80	
	850	Income Tax Payable			
(659.60)	850/001	Income Tax Payable			1,326.35

ARC SUPER FUND
Trial Balance at 30/06/2020
Printed: Friday 11 June, 2021 @ 17:28:04

Last Year	Account	Account Name	Units	Debits \$	Credits \$
(330.00)	880	Sundry Creditors			330.00
(237,691.55)	881	Bank of Big Sky Loan - Fixed portion Acc#2L85			232,525.25
(97,503.77)	882	Bank of Big Sky Loan - Variable portion Acc#2L85.1			93,620.09
0.00				<u>599,698.52</u>	<u>599,698.52</u>

Current Year Profit/(Loss): \$13,295.87

C. TAX RETURN

Self-managed superannuation fund annual return 2020

Who should complete this annual return?

Only self-managed superannuation funds (SMSFs) can complete this annual return. All other funds must complete the *Fund income tax return 2020* (NAT 71287).

- ❗ The *Self-managed superannuation fund annual return instructions 2020* (NAT 71606) (the instructions) can assist you to complete this annual return.
- ➡ The SMSF annual return cannot be used to notify us of a change in fund membership. You must update fund details via ABR.gov.au or complete the Change of details for superannuation entities form (NAT 3036).

To complete this annual return

- Print clearly, using a BLACK pen only.
- Use BLOCK LETTERS and print one character per box.

S M I T H S T

- Place ☒ in ALL applicable boxes.

➤ Postal address for annual returns:

Australian Taxation Office
GPO Box 9845
[insert the name and postcode
of your capital city]

For example;

Australian Taxation Office
GPO Box 9845
SYDNEY NSW 2001

Section A: Fund information

1 Tax file number (TFN)

➤ To assist processing, write the fund's TFN at the top of pages 3, 5, 7 and 9.

- ❗ The ATO is authorised by law to request your TFN. You are not obliged to quote your TFN but not quoting it could increase the chance of delay or error in processing your annual return. See the Privacy note in the Declaration.

2 Name of self-managed superannuation fund (SMSF)

Arc Super Fund

3 Australian business number (ABN) (if applicable)

94152861514

4 Current postal address

PO BOX 3249

Suburb/town

SOUTH BRISBANE BC

State/territory

QLD

Postcode

4101

5 Annual return status

Is this an amendment to the SMSF's 2020 return?

A No ☒ Yes ☐

Is this the first required return for a newly registered SMSF?

B No ☒ Yes ☐

100017996MS

Tax File Number **6 SMSF auditor**

Auditor's name

Title: Mr ☒ Mrs ☐ Miss ☐ Ms ☐ Other

Family name

First given name

Other given names

SMSF Auditor Number

Auditor's phone number

Postal address

Suburb/town

State/territory

Postcode

Date audit was completed **A** / /

Was Part A of the audit report qualified?

B No ☒ Yes ☐

Was Part B of the audit report qualified?

C No ☒ Yes ☐

If Part B of the audit report was qualified, have the reported issues been rectified?

D No ☐ Yes ☐**7 Electronic funds transfer (EFT)**

We need your self-managed super fund's financial institution details to pay any super payments and tax refunds owing to you.

A Fund's financial institution account details

This account is used for super contributions and rollovers. Do not provide a tax agent account here.

Fund BSB number Fund account number

Fund account name

I would like my tax refunds made to this account. ☒ Go to C.**B Financial institution account details for tax refunds**

This account is used for tax refunds. You can provide a tax agent account here.

BSB number Account number

Account name

C Electronic service address aliasProvide the electronic service address alias (ESA) issued by your SMSF messaging provider.
(For example, SMSFdataESAAlias). See instructions for more information.

Tax File Number

- 8 Status of SMSF** Australian superannuation fund **A** No ☐ Yes ☒ Fund benefit structure **B** **A** Code
- Does the fund trust deed allow acceptance of the Government's Super Co-contribution and Low Income Super Amounts? **C** No ☐ Yes ☒

9 Was the fund wound up during the income year?

No ☒ Yes ☐ If yes, provide the date on which the fund was wound up Day / Month / Year Have all tax lodgment and payment obligations been met? No ☐ Yes ☐

10 Exempt current pension income

Did the fund pay retirement phase superannuation income stream benefits to one or more members in the income year?

☒ To claim a tax exemption for current pension income, you must pay at least the minimum benefit payment under the law. Record exempt current pension income at Label **A**.

No ☒ Go to Section B: Income.

Yes ☐ Exempt current pension income amount **A** \$

Which method did you use to calculate your exempt current pension income?

Segregated assets method **B** ☐

Unsegregated assets method **C** ☐ Was an actuarial certificate obtained? **D** Yes ☐

Did the fund have any other income that was assessable?

E Yes ☐ Go to Section B: Income.

No ☐ Choosing 'No' means that you do not have any assessable income, including no-TFN quoted contributions. Go to Section C: Deductions and non-deductible expenses. (Do **not** complete Section B: Income.)

☒ If you are entitled to claim any tax offsets, you can list these at Section D: Income tax calculation statement.

Tax File Number

Section B: **Income**

Do not complete this section if all superannuation interests in the SMSF were supporting superannuation income streams in the retirement phase for the **entire year**, there was **no** other income that was assessable, and you **have not** realised a deferred notional gain. If you are entitled to claim any tax offsets, you can record these at Section D: Income tax calculation statement.

11 Income

Did you have a capital gains tax (CGT) event during the year?

G No ☒ Yes ☐

If the total capital loss or total capital gain is greater than \$10,000 or you elected to use the transitional CGT relief in 2017 and the deferred notional gain has been realised, complete and attach a *Capital gains tax (CGT) schedule 2020*.

Have you applied an exemption or rollover?

M No ☒ Yes ☐

Code
☐

Net capital gain

A \$

Gross rent and other leasing and hiring income

B \$ 35,774

Gross interest

C \$

Forestry managed investment scheme income

X \$

Gross foreign income

D1 \$

Net foreign income

D \$

Loss
☐

Australian franking credits from a New Zealand company

E \$

Transfers from foreign funds

F \$

Number
☐

Gross payments where ABN not quoted

H \$

Gross distribution from partnerships

I \$

Loss
☐

*Unfranked dividend amount

J \$

*Franked dividend amount

K \$

*Dividend franking credit

L \$

Code
☐

*Gross trust distributions

M \$

Calculation of assessable contributions

Assessable employer contributions

R1 \$ 11,248

plus Assessable personal contributions

R2 \$

plus **No-TFN-quoted contributions

R3 \$ 0

(an amount must be included even if it is zero)

less Transfer of liability to life insurance company or PST

R6 \$

Assessable contributions
(**R1** plus **R2**
plus **R3** less **R6**)

R \$ 11,248

Calculation of non-arm's length income

*Net non-arm's length private company dividends

U1 \$

plus *Net non-arm's length trust distributions

U2 \$

plus *Net other non-arm's length income

U3 \$

*Other income

S \$

Code
☐

*Assessable income due to changed tax status of fund

T \$

Net non-arm's length income
(subject to 45% tax rate)
(**U1** plus **U2** plus **U3**)

U \$

*This is a mandatory label.

*If an amount is entered at this label, check the instructions to ensure the correct tax treatment has been applied.

GROSS INCOME
(Sum of labels **A** to **U**)

W \$ 47,022

Loss
☐

Exempt current pension income

Y \$

TOTAL ASSESSABLE INCOME
(**W** less **Y**)

V \$ 47,022

Loss
☐

B4

Tax File Number

Section C: Deductions and non-deductible expenses

12 Deductions and non-deductible expenses

Under 'Deductions' list all expenses and allowances you are entitled to claim a deduction for. Under 'Non-deductible expenses', list all other expenses or normally allowable deductions that you cannot claim as a deduction (for example, all expenses related to exempt current pension income should be recorded in the 'Non-deductible expenses' column).

DEDUCTIONS		NON-DEDUCTIBLE EXPENSES	
Interest expenses within Australia	A1 \$ 18,562	B4	A2 \$
Interest expenses overseas	B1 \$		B2 \$
Capital works expenditure	D1 \$ 5,809	F75	D2 \$
Decline in value of depreciating assets	E1 \$ 3,121	F73	E2 \$
Insurance premiums – members	F1 \$		F2 \$
SMSF auditor fee	H1 \$		H2 \$
Investment expenses	I1 \$ 12,516	B4	I2 \$
Management and administration expenses	J1 \$ 2,569		J2 \$
Forestry managed investment scheme expense	U1 \$		U2 \$
Other amounts	L1 \$	Code <input type="text"/>	L2 \$
Tax losses deducted	M1 \$		

TOTAL DEDUCTIONS	
N \$	42,577
(Total A1 to M1)	

TOTAL NON-DEDUCTIBLE EXPENSES	
Y \$	
(Total A2 to L2)	

#TAXABLE INCOME OR LOSS		Loss <input type="checkbox"/>
O \$	4,445	
(TOTAL ASSESSABLE INCOME less TOTAL DEDUCTIONS)		

TOTAL SMSF EXPENSES	
Z \$	42,577
(N plus Y)	

*This is a mandatory label.

Tax File Number

Section D: **Income tax calculation statement****#Important:**

Section B label **R3**, Section C label **O** and Section D labels **A, T1, J, T5** and **I** are mandatory. If you leave these labels blank, you will have specified a zero amount.

13 Calculation statement

Please refer to the *Self-managed superannuation fund annual return instructions 2020* on how to complete the calculation statement.

#Taxable income **A \$** 4,445

(an amount must be included even if it is zero)

#Tax on taxable income **T1 \$** 666.75

(an amount must be included even if it is zero)

#Tax on no-TFN-quoted contributions **J \$** 0

(an amount must be included even if it is zero)

Gross tax **B \$** 666.75

(T1 plus J)

Foreign income tax offset

C1 \$

Rebates and tax offsets

C2 \$

Non-refundable non-carry forward tax offsets

C \$

(C1 plus C2)

SUBTOTAL 1

T2 \$ 666.75

(B less C – cannot be less than zero)

Early stage venture capital limited partnership tax offset

D1 \$

Early stage venture capital limited partnership tax offset carried forward from previous year

D2 \$

Early stage investor tax offset

D3 \$

Early stage investor tax offset carried forward from previous year

D4 \$

Non-refundable carry forward tax offsets

D \$

(D1 plus D2 plus D3 plus D4)

SUBTOTAL 2

T3 \$ 666.75

(T2 less D – cannot be less than zero)

Complying fund's franking credits tax offset

E1 \$

No-TFN tax offset

E2 \$

National rental affordability scheme tax offset

E3 \$

Exploration credit tax offset

E4 \$

Refundable tax offsets

E \$

(E1 plus E2 plus E3 plus E4)

#TAX PAYABLE **T5 \$** 666.75

(T3 less E – cannot be less than zero)

Section 102AAM interest charge

G \$**B13**

Tax File Number

H1	Credit for interest on early payments – amount of interest	<input type="text"/>
H2	Credit for tax withheld – foreign resident withholding (excluding capital gains)	<input type="text"/>
H3	Credit for tax withheld – where ABN or TFN not quoted (non-individual)	<input type="text"/>
H5	Credit for TFN amounts withheld from payments from closely held trusts	<input type="text"/>
H6	Credit for interest on no-TFN tax offset	<input type="text"/>
H8	Credit for foreign resident capital gains withholding amounts	<input type="text"/>
Eligible credits		H <input type="text"/>
		(H1 plus H2 plus H3 plus H5 plus H6 plus H8)

#Tax offset refunds (Remainder of refundable tax offsets)	I <input type="text" value="0"/>
	(unused amount from label E – an amount must be included even if it is zero)

PAYG instalments raised

K

Supervisory levy

L

Supervisory levy adjustment for wound up funds

M

Supervisory levy adjustment for new funds

N

AMOUNT DUE OR REFUNDABLE A positive amount at S is what you owe, while a negative amount is refundable to you.	S <input type="text" value="925.75"/>
	(T5 plus G less H less I less K plus L less M plus N)

B13

#This is a mandatory label.

Section E: Losses**14 Losses**

1 If total loss is greater than \$100,000, complete and attach a *Losses schedule 2020*.

Tax losses carried forward to later income years **U**

Net capital losses carried forward to later income years **V**

Tax File Number

Section F: **Member information**

MEMBER 1

Title: Mr ☐ Mrs ☐ Miss ☐ Ms ☒ Other

Family name

First given name Other given names

Member's TFN See the Privacy note in the Declaration. Date of birth / /

Contributions

OPENING ACCOUNT BALANCE \$

! Refer to instructions for completing these labels.

Employer contributions

A \$

ABN of principal employer

A1

Personal contributions

B \$

CGT small business retirement exemption

C \$

CGT small business 15-year exemption amount

D \$

Personal injury election

E \$

Spouse and child contributions

F \$

Other third party contributions

G \$

Proceeds from primary residence disposal

H \$

Receipt date / /

H1

Assessable foreign superannuation fund amount

I \$

Non-assessable foreign superannuation fund amount

J \$

Transfer from reserve: assessable amount

K \$

Transfer from reserve: non-assessable amount

L \$

Contributions from non-complying funds and previously non-complying funds

T \$

Any other contributions (including Super Co-contributions and Low Income Super Amounts)

M \$

TOTAL CONTRIBUTIONS N \$

(Sum of labels **A** to **M**)

Other transactions

Accumulation phase account balance
S1 \$

Retirement phase account balance – Non CDBIS
S2 \$

Retirement phase account balance – CDBIS
S3 \$

☐ TRIS Count

CLOSING ACCOUNT BALANCE S \$

(**S1** plus **S2** plus **S3**)

Allocated earnings or losses

O \$

Inward rollovers and transfers

P \$

Outward rollovers and transfers

Q \$

Lump Sum payments

R1 \$

Income stream payments

R2 \$

Loss

☐

Code

☐

Code

☐

B16

Accumulation phase value **X1** \$

Retirement phase value **X2** \$

Outstanding limited recourse borrowing arrangement amount **Y** \$

Tax File Number

Section H: **Assets and liabilities****15 ASSETS****15a Australian managed investments**Listed trusts **A** \$Unlisted trusts **B** \$Insurance policy **C** \$Other managed investments **D** \$**15b Australian direct investments**Cash and term deposits **E** \$ 32,160**Limited recourse borrowing arrangements**

Australian residential real property

J1 \$ 511,714

Australian non-residential real property

J2 \$

Overseas real property

J3 \$

Australian shares

J4 \$

Overseas shares

J5 \$

Other

J6 \$

Property count

J7 1Debt securities **F** \$Loans **G** \$Listed shares **H** \$Unlisted shares **I** \$Limited recourse borrowing arrangements **J** \$ 511,714Non-residential real property **K** \$Residential real property **L** \$Collectables and personal use assets **M** \$Other assets **O** \$ 3,994**15c Other investments**Crypto-Currency **N** \$**15d Overseas direct investments**Overseas shares **P** \$Overseas non-residential real property **Q** \$Overseas residential real property **R** \$Overseas managed investments **S** \$Other overseas assets **T** \$**TOTAL AUSTRALIAN AND OVERSEAS ASSETS U** \$ 547,868
(Sum of labels **A** to **T**)**15e In-house assets**

Did the fund have a loan to, lease to or investment in, related parties (known as in-house assets) at the end of the income year?

A No

Yes



\$

Tax File Number **15f Limited recourse borrowing arrangements**


If the fund had an LRBA were the LRBA borrowings from a licensed financial institution?

A No ☐ Yes ☒

Did the members or related parties of the fund use personal guarantees or other security for the LRBA?

B No ☒ Yes ☐

16 LIABILITIES

Borrowings for limited recourse borrowing arrangements	V1 \$ <input type="text" value="326,145"/>	 B3
Permissible temporary borrowings	V2 \$ <input type="text"/>	
Other borrowings	V3 \$ <input type="text"/>	
Borrowings V \$ <input type="text" value="326,145"/>		
Total member closing account balances (total of all CLOSING ACCOUNT BALANCES from Sections F and G)		W \$ <input type="text" value="220,067"/>
Reserve accounts		X \$ <input type="text"/>
Other liabilities		Y \$ <input type="text" value="1,656"/>
TOTAL LIABILITIES Z \$ <input type="text" value="547,868"/>		

Section I: Taxation of financial arrangements**17 Taxation of financial arrangements (TOFA)**

Total TOFA gains **H** \$

Total TOFA losses **I** \$

Section J: Other information**Family trust election status**

If the trust or fund has made, or is making, a family trust election, write the four-digit **income year specified** of the election (for example, for the 2019-20 income year, write **2020**).

A

If revoking or varying a family trust election, print **R** for revoke or print **V** for variation, and complete and attach the *Family trust election, revocation or variation 2020*.

B

Interposed entity election status

If the trust or fund has an existing election, write the earliest income year specified. If the trust or fund is making one or more elections this year, write the earliest income year being specified and complete an *Interposed entity election or revocation 2020* for each election.

C

If revoking an interposed entity election, print **R**, and complete and attach the *Interposed entity election or revocation 2020*.

D

Tax File Number

Section K: **Declarations**

 Penalties may be imposed for false or misleading information in addition to penalties relating to any tax shortfalls.

Important

Before making this declaration check to ensure that all income has been disclosed and the annual return, all attached schedules and any additional documents are true and correct in every detail. If you leave labels blank, you will have specified a zero amount or the label was not applicable to you. If you are in doubt about any aspect of the annual return, place all the facts before the ATO.

Privacy

The ATO is authorised by the *Taxation Administration Act 1953* to request the provision of tax file numbers (TFNs). We will use the TFN to identify the entity in our records. It is not an offence not to provide the TFN. However if you do not provide the TFN, the processing of this form may be delayed.

Taxation law authorises the ATO to collect information and disclose it to other government agencies. For information about your privacy go to ato.gov.au/privacy

TRUSTEE'S OR DIRECTOR'S DECLARATION:

I declare that, the current trustees and directors have authorised this annual return and it is documented as such in the SMSF's records. I have received a copy of the audit report and are aware of any matters raised therein. The information on this annual return, including any attached schedules and additional documentation is true and correct.

Authorised trustee's, director's or public officer's signature

Date Day / Month / Year

Preferred trustee or director contact details:

Title: Mr ☐ Mrs ☐ Miss ☐ Ms ☒ Other

Family name

LEAHY

First given name

ALEXANDRA

Other given names

LORRAINE

Phone number 04 13826044

Email address

alex@oxmarproperties.com.au

Non-individual trustee name (if applicable)

EMERALD SKIES PTY LTD

ABN of non-individual trustee

Time taken to prepare and complete this annual return Hrs

 The Commissioner of Taxation, as Registrar of the Australian Business Register, may use the ABN and business details which you provide on this annual return to maintain the integrity of the register. For further information, refer to the instructions.

TAX AGENT'S DECLARATION:

I declare that the *Self-managed superannuation fund annual return 2020* has been prepared in accordance with information provided by the trustees, that the trustees have given me a declaration stating that the information provided to me is true and correct, and that the trustees have authorised me to lodge this annual return.

Tax agent's signature

Date Day / Month / Year

Tax agent's contact details

Title: Mr ☒ Mrs ☐ Miss ☐ Ms ☐ Other

Family name

VALASSAKIS

First given name

NICHOLAS

Other given names

Tax agent's practice

THE MATADOR GROUP

Tax agent's phone number

07 32189888

Reference number

ARCSF

Tax agent number

57280 008

D. PRIOR YEAR INFORMATION

ARC SUPER FUND
Trial Balance at 30/06/2019
Printed: Friday 14 May, 2021 @ 08:23:10

Last Year	Account	Account Name	Units	Debits \$	Credits \$
	242	Employer Contributions - Concessional			
(9,251.66)	242/001	Leahy, Alexandra Lorraine			11,791.43
(5,068.00)	247	Increase in Market Value of Investments			3,961.00
	250	Interest Received			
	250/002	NAB Bank Account #8540			695.54
	280	Rent Received			
(35,149.35)	280/001	Lot 240 Ascot Crescent			35,744.97
	285	Transfers In - Preserved/Taxable			
(3,000.00)	285/001	Leahy, Alexandra Lorraine			
132.00	301	Accountancy Fees		990.00	
259.00	304	ATO Supervisory Levy		259.00	
	306	ASIC Fees		302.00	
275.00	307	Auditor's Remuneration		770.00	
843.56	309	Borrowing Expenses		843.56	
	334	Depreciation			
5,068.00	334/001	Lot 240 Ascot Crescent, Kallangur, Queensland 4503		3,961.00	
	379	Interest Paid			
14,518.10	379/001	Big Sky Loan - Fixed portion Acc#2L85		14,233.48	
5,738.81	379/002	Big Sky Loan - Variable portion Acc#2L85.1		4,998.34	
	425	Rental Property Expenses			
3,112.20	425/001	Council Rates		1,991.16	
2,818.78	425/002	Water Rates		2,590.60	
557.00	425/004	Sundry Expenses		568.00	
2,726.63	425/005	Management Fees		2,712.28	
16.50	425/006	Statement Fees			
1,080.00	425/007	Insurance		1,282.00	
360.00	425/008	Pest Control			
	485	Income Tax Expense		141.60	
14,963.43	490	Profit/Loss Allocation Account		16,549.92	
	501	Leahy, Alexandra Lorraine (Accumulation)			
(168,667.65)	501/001	Opening Balance - Preserved/Taxable			183,631.08
(7,256.26)	501/002	Opening Balance - Preserved/Tax Free			7,256.26
(9,251.66)	501/011	Employer Contributions - Concessional			11,791.43
(3,000.00)	501/021	Transfers In - Preserved/Taxable			
(2,711.77)	501/031	Share of Profit/(Loss) - Preserved/Taxable			4,900.09
	501/051	Contributions Tax - Preserved		1,768.71	
	501/053	Income Tax - Preserved/Taxable			1,627.11
6,608.38	605	NAB Bank Account #8540			
11,309.36	606	Big Sky Loan Offset Account #2S85		27,461.92	
2,821.88	607	Borrowing Expenses		1,978.32	
2,468.14	680	Sundry Debtors		2,468.14	
	772	Real Estate Properties (Australian)			
511,713.80	772/001	Lot 240 Ascot Crescent, Kallangur, Queensland 4503	1.0000	511,713.80	
	850	Income Tax Payable			

ARC SUPER FUND
Trial Balance at 30/06/2019
Printed: Friday 14 May, 2021 @ 08:23:10

Last Year	Account	Account Name	Units	Debits \$	Credits \$
(518.00)	850/001	Income Tax Payable			659.60
	880	Sundry Creditors			330.00
(242,586.27)	881	Bank of Big Sky Loan - Fixed portion Acc#2L85			237,691.55
(100,929.95)	882	Bank of Big Sky Loan - Variable portion Acc#2L85.1			97,503.77
0.00				<u>597,583.83</u>	<u>597,583.83</u>

Current Year Profit/(Loss): \$16,691.52

Self-managed superannuation fund annual return 2019

Who should complete this annual return?

Only self-managed superannuation funds (SMSFs) can complete this annual return. All other funds must complete the *Fund income tax return 2019* (NAT 71287).

- ❗ The *Self-managed superannuation fund annual return instructions 2019* (NAT 71606) (the instructions) can assist you to complete this annual return.
- ➡ The SMSF annual return cannot be used to notify us of a change in fund membership. You must update fund details via ABR.gov.au or complete the Change of details for superannuation entities form (NAT 3036).

To complete this annual return

- Print clearly, using a BLACK pen only.
- Use BLOCK LETTERS and print one character per box.

S M I T H S T

- Place ☒ in ALL applicable boxes.

- Postal address for annual returns:

Australian Taxation Office
GPO Box 9845
[insert the name and postcode
of your capital city]

For example;

Australian Taxation Office
GPO Box 9845
SYDNEY NSW 2001

Section A: Fund information

1 Tax file number (TFN)

- To assist processing, write the fund's TFN at the top of pages 3, 5, 7 and 9.

- ❗ The ATO is authorised by law to request your TFN. You are not obliged to quote your TFN but not quoting it could increase the chance of delay or error in processing your annual return. See the Privacy note in the Declaration.

2 Name of self-managed superannuation fund (SMSF)

Arc Super Fund

3 Australian business number (ABN) (if applicable)

94152861514

4 Current postal address

PO BOX 3249

Suburb/town

SOUTH BRISBANE BC

State/territory

QLD

Postcode

4101

5 Annual return status

Is this an amendment to the SMSF's 2019 return?

A No ☒ Yes ☐

Is this the first required return for a newly registered SMSF?

B No ☒ Yes ☐

100017996MS

Tax File Number **6 SMSF auditor**

Auditor's name

Title: Mr ☒ Mrs ☐ Miss ☐ Ms ☐ Other

Family name

First given name

Other given names

SMSF Auditor Number

Auditor's phone number

Postal address

Suburb/town

State/territory

Postcode

Date audit was completed **A** / /

Was Part A of the audit report qualified?

B No ☒ Yes ☐

Was Part B of the audit report qualified?

C No ☒ Yes ☐

If the audit report was qualified, have the reported issues been rectified?

D No ☐ Yes ☐**7 Electronic funds transfer (EFT)**

We need your self-managed super fund's financial institution details to pay any super payments and tax refunds owing to you.

A Fund's financial institution account details

This account is used for super contributions and rollovers. Do not provide a tax agent account here.

Fund BSB number Fund account number

Fund account name

I would like my tax refunds made to this account. ☒ Go to C.**B Financial institution account details for tax refunds**

This account is used for tax refunds. You can provide a tax agent account here.

BSB number Account number

Account name

C Electronic service address aliasProvide the electronic service address alias (ESA) issued by your SMSF messaging provider.
(For example, SMSFdataESAAlias). See instructions for more information.

Tax File Number

- 8 Status of SMSF** Australian superannuation fund **A** No ☐ Yes ☒ Fund benefit structure **B** **A** Code
- Does the fund trust deed allow acceptance of the Government's Super Co-contribution and Low Income Super Amounts? **C** No ☐ Yes ☒

9 Was the fund wound up during the income year?

No ☒ Yes ☐ If yes, provide the date on which the fund was wound up / / Have all tax lodgment and payment obligations been met? No ☐ Yes ☐

10 Exempt current pension income

Did the fund pay retirement phase superannuation income stream benefits to one or more members in the income year?

☒ To claim a tax exemption for current pension income, you must pay at least the minimum benefit payment under the law. Record exempt current pension income at Label **A**.

No ☒ Go to Section B: Income.

Yes ☐ Exempt current pension income amount **A** \$

Which method did you use to calculate your exempt current pension income?

Segregated assets method **B** ☐

Unsegregated assets method **C** ☐ Was an actuarial certificate obtained? **D** Yes ☐

Did the fund have any other income that was assessable?

E Yes ☐ Go to Section B: Income.

No ☐ Choosing 'No' means that you do not have any assessable income, including no-TFN quoted contributions. Go to Section C: Deductions and non-deductible expenses. (Do **not** complete Section B: Income.)

☒ If you are entitled to claim any tax offsets, you can list these at Section D: Income tax calculation statement.

Tax File Number

Section B: **Income**

Do not complete this section if all superannuation interests in the SMSF were supporting superannuation income streams in the retirement phase for the **entire year**, there was **no** other income that was assessable, and you **have not** realised a deferred notional gain. If you are entitled to claim any tax offsets, you can record these at Section D: Income tax calculation statement.

11 Income

Did you have a capital gains tax (CGT) event during the year? **G** No ☒ Yes ☐

If the total capital loss or total capital gain is greater than \$10,000 or you elected to use the transitional CGT relief in 2017 and the deferred notional gain has been realised, complete and attach a *Capital gains tax (CGT) schedule 2019*.

Have you applied an exemption or rollover? **M** No ☒ Yes ☐ Code

Net capital gain **A** \$

Gross rent and other leasing and hiring income **B** \$ 35,745

Gross interest **C** \$ 696

Forestry managed investment scheme income **X** \$

Gross foreign income	D1 \$ 	Net foreign income	D \$ Loss
----------------------	--	--------------------	--

Australian franking credits from a New Zealand company **E** \$

Transfers from foreign funds **F** \$ Number

Gross payments where ABN not quoted **H** \$

Gross distribution from partnerships **I** \$ Loss

*Unfranked dividend amount **J** \$

*Franked dividend amount **K** \$

*Dividend franking credit **L** \$

*Gross trust distributions **M** \$ Code

Calculation of assessable contributions

Assessable employer contributions

R1 \$ 11,791

plus Assessable personal contributions

R2 \$

plus **No-TFN-quoted contributions

R3 \$ 0

(an amount must be included even if it is zero)

less Transfer of liability to life insurance company or PST

R6 \$

Assessable contributions
(**R1** plus **R2** plus **R3** less **R6**) **R** \$ 11,791

Calculation of non-arm's length income

*Net non-arm's length private company dividends

U1 \$

plus *Net non-arm's length trust distributions

U2 \$

plus *Net other non-arm's length income

U3 \$

*Other income **S** \$ Code

*Assessable income due to changed tax status of fund **T** \$

Net non-arm's length income
(subject to 45% tax rate)
(**U1** plus **U2** plus **U3**) **U** \$

#This is a mandatory label.

*If an amount is entered at this label, check the instructions to ensure the correct tax treatment has been applied.

GROSS INCOME
(Sum of labels **A** to **U**) **W** \$ 48,232 Loss

Exempt current pension income **Y** \$

TOTAL ASSESSABLE INCOME (**W** less **Y**) **V** \$ 48,232 Loss

Tax File Number

Section C: Deductions and non-deductible expenses

12 Deductions and non-deductible expenses

Under 'Deductions' list all expenses and allowances you are entitled to claim a deduction for. Under 'Non-deductible expenses', list all other expenses or normally allowable deductions that you cannot claim as a deduction (for example, all expenses related to exempt current pension income should be recorded in the 'Non-deductible expenses' column).

DEDUCTIONS		NON-DEDUCTIBLE EXPENSES	
Interest expenses within Australia	A1 \$ 19,232	A2 \$	
Interest expenses overseas	B1 \$	B2 \$	
Capital works expenditure	D1 \$ 5,809	D2 \$	
Decline in value of depreciating assets	E1 \$ 3,961	E2 \$	
Insurance premiums – members	F1 \$	F2 \$	
Death benefit increase	G1 \$		
SMSF auditor fee	H1 \$ 770	H2 \$	
Investment expenses	I1 \$ 9,144	I2 \$	
Management and administration expenses	J1 \$ 2,395	J2 \$	
Forestry managed investment scheme expense	U1 \$	U2 \$	
Other amounts	L1 \$ <input type="text"/>	L2 \$ <input type="text"/>	<input type="text"/>
Tax losses deducted	M1 \$ 5,977		
TOTAL DEDUCTIONS N \$ 47,288 (Total A1 to M1)		TOTAL NON-DEDUCTIBLE EXPENSES Y \$ <input type="text"/> (Total A2 to L2)	
#TAXABLE INCOME OR LOSS O \$ 944 <input type="checkbox"/> Loss (TOTAL ASSESSABLE INCOME less TOTAL DEDUCTIONS)		TOTAL SMSF EXPENSES Z \$ 47,288 (N plus Y)	

#This is a mandatory label.

Tax File Number

Section D: **Income tax calculation statement****#Important:**

Section B label **R3**, Section C label **O** and Section D labels **A, T1, J, T5** and **I** are mandatory. If you leave these labels blank, you will have specified a zero amount.

13 Calculation statement

Please refer to the
*Self-managed superannuation
fund annual return instructions
2019* on how to complete the
calculation statement.

#Taxable income **A** \$
(an amount must be included even if it is zero)

#Tax on taxable income **T1** \$
(an amount must be included even if it is zero)

#Tax on no-TFN-quoted contributions **J** \$
(an amount must be included even if it is zero)

Gross tax **B** \$

(T1 plus J)

Foreign income tax offset
C1 \$

Rebates and tax offsets
C2 \$

Non-refundable non-carry forward tax offsets
C \$
(C1 plus C2)

SUBTOTAL 1

T2 \$

(B less C – cannot be less than zero)

Early stage venture capital limited partnership tax offset
D1 \$

Early stage venture capital limited partnership tax offset carried forward from previous year
D2 \$

Early stage investor tax offset
D3 \$

Early stage investor tax offset carried forward from previous year
D4 \$

Non-refundable carry forward tax offsets
D \$
(D1 plus D2 plus D3 plus D4)

SUBTOTAL 2
T3 \$
(T2 less D – cannot be less than zero)

Complying fund's franking credits tax offset
E1 \$

No-TFN tax offset
E2 \$

National rental affordability scheme tax offset
E3 \$

Exploration credit tax offset
E4 \$

Refundable tax offsets
E \$
(E1 plus E2 plus E3 plus E4)

#TAX PAYABLE **T5** \$

(T3 less E – cannot be less than zero)

Section 102AAM interest charge

G \$

Tax File Number

Credit for interest on early payments – amount of interest	H1 \$ <input type="text"/>
Credit for tax withheld – foreign resident withholding (excluding capital gains)	H2 \$ <input type="text"/>
Credit for tax withheld – where ABN or TFN not quoted (non-individual)	H3 \$ <input type="text"/>
Credit for TFN amounts withheld from payments from closely held trusts	H5 \$ <input type="text"/>
Credit for interest on no-TFN tax offset	H6 \$ <input type="text"/>
Credit for foreign resident capital gains withholding amounts	H8 \$ <input type="text"/>
Eligible credits H \$ <input type="text"/> <i>(H1 plus H2 plus H3 plus H5 plus H6 plus H8)</i>	

*Tax offset refunds (Remainder of refundable tax offsets)	I \$ <input type="text" value="0"/> <i>(unused amount from label E – an amount must be included even if it is zero)</i>
---	---

PAYG instalments raised

K \$

Supervisory levy

L \$

Supervisory levy adjustment for wound up funds

M \$

Supervisory levy adjustment for new funds

N \$

AMOUNT DUE OR REFUNDABLE A positive amount at S is what you owe, while a negative amount is refundable to you.	S \$ <input type="text" value="400.60"/> <i>(T5 plus G less H less I less K plus L less M plus N)</i>
---	---

*This is a mandatory label.

Section E: Losses

14 Losses

1 If total loss is greater than \$100,000, complete and attach a *Losses schedule 2019*.

Tax losses carried forward to later income years **U \$**

Net capital losses carried forward to later income years **V \$**

Tax File Number

Section F: **Member information****MEMBER 1**Title: Mr ☐ Mrs ☐ Miss ☐ Ms ☒ Other

Family name

LEAHY

First given name

ALEXANDRA

Other given names

LORRAINE

Member's TFN

See the Privacy note in the Declaration.

488288944

Date of birth

Day

25

Month

06

Year

1966

Contributions

OPENING ACCOUNT BALANCE \$ 190,887

Refer to instructions for completing these labels.

Employer contributions

A \$ 11,791

ABN of principal employer

A1

Personal contributions

B \$

CGT small business retirement exemption

C \$

CGT small business 15-year exemption amount

D \$

Personal injury election

E \$

Spouse and child contributions

F \$

Other third party contributions

G \$

Proceeds from primary residence disposal

H \$

Receipt date

H1 / /

Assessable foreign superannuation fund amount

I \$

Non-assessable foreign superannuation fund amount

J \$

Transfer from reserve: assessable amount

K \$

Transfer from reserve: non-assessable amount

L \$ Contributions from non-complying funds
and previously non-complying funds**T** \$ Any other contributions
(including Super Co-contributions and
Low Income Super Amounts)**M** \$ **TOTAL CONTRIBUTIONS N** \$ 11,791(Sum of labels **A** to **M**)**Other transactions**Allocated earnings
or losses**O** \$ 4,758

Loss

☐Inward
rollovers and
transfers**P** \$ Outward
rollovers and
transfers**Q** \$ Lump Sum
payments**R1** \$ Income
stream
payments**R2** \$

Code

☐

Code

☐

Accumulation phase account balance

S1 \$ 207,436Retirement phase account balance
– Non CDBIS**S2** \$ Retirement phase account balance
– CDBIS**S3** \$ ☐ TRIS Count**CLOSING ACCOUNT BALANCE S** \$ 207,436

(S1 plus S2 plus S3)

Accumulation phase value **X1** \$ Retirement phase value **X2** \$ Outstanding limited recourse
borrowing arrangement amount **Y** \$

Tax File Number Section H: **Assets and liabilities****15 ASSETS****15a Australian managed investments**Listed trusts **A** \$ Unlisted trusts **B** \$ Insurance policy **C** \$ Other managed investments **D** \$ **15b Australian direct investments**Cash and term deposits **E** \$ 27,462**Limited recourse borrowing arrangements**

Australian residential real property

J1 \$ 511,714

Australian non-residential real property

J2 \$

Overseas real property

J3 \$

Australian shares

J4 \$

Overseas shares

J5 \$

Other

J6 \$ Debt securities **F** \$ Loans **G** \$ Listed shares **H** \$ Unlisted shares **I** \$ Limited recourse borrowing arrangements **J** \$ 511,714Non-residential real property **K** \$ Residential real property **L** \$ Collectables and personal use assets **M** \$ Other assets **O** \$ 4,446**15c Other investments**Crypto-Currency **N** \$ **15d Overseas direct investments**Overseas shares **P** \$ Overseas non-residential real property **Q** \$ Overseas residential real property **R** \$ Overseas managed investments **S** \$ Other overseas assets **T** \$ **TOTAL AUSTRALIAN AND OVERSEAS ASSETS U** \$ 543,622
(Sum of labels **A** to **T**)**15e In-house assets**

Did the fund have a loan to, lease to or investment in, related parties (known as in-house assets) at the end of the income year?

A No ☒Yes ☐\$ **15f Limited recourse borrowing arrangements**

If the fund had an LRBA were the LRBA borrowings from a licensed financial institution?

A No ☐Yes ☒

Did the members or related parties of the fund use personal guarantees or other security for the LRBA?

B No ☒Yes ☐

Tax File Number **16 LIABILITIES**

Borrowings for limited recourse borrowing arrangements		
V1 \$	<input type="text" value="335,195"/>	
Permissible temporary borrowings		
V2 \$	<input type="text"/>	
Other borrowings		
V3 \$	<input type="text"/>	
Borrowings		V \$ <input type="text" value="335,195"/>
Total member closing account balances (total of all CLOSING ACCOUNT BALANCE s from Sections F and G)		
		W \$ <input type="text" value="207,437"/>
Reserve accounts		X \$ <input type="text"/>
Other liabilities		Y \$ <input type="text" value="990"/>
TOTAL LIABILITIES		Z \$ <input type="text" value="543,622"/>

Section I: Taxation of financial arrangements**17 Taxation of financial arrangements (TOFA)**Total TOFA gains **H \$** Total TOFA losses **I \$** **Section J: Other information****Family trust election status**

If the trust or fund has made, or is making, a family trust election, write the four-digit **income year specified** of the election (for example, for the 2018–19 income year, write **2019**). **A**

If revoking or varying a family trust election, print **R** for revoke or print **V** for variation, and complete and attach the *Family trust election, revocation or variation 2019*. **B**

Interposed entity election status

If the trust or fund has an existing election, write the earliest income year specified. If the trust or fund is making one or more elections this year, write the earliest income year being specified and complete an *Interposed entity election or revocation 2019* for each election. **C**

If revoking an interposed entity election, print **R**, and complete and attach the *Interposed entity election or revocation 2019*. **D**

Tax File Number

Section K: **Declarations**

 Penalties may be imposed for false or misleading information in addition to penalties relating to any tax shortfalls.

Important

Before making this declaration check to ensure that all income has been disclosed and the annual return, all attached schedules and any additional documents are true and correct in every detail. If you leave labels blank, you will have specified a zero amount or the label was not applicable to you. If you are in doubt about any aspect of the annual return, place all the facts before the ATO.

Privacy

The ATO is authorised by the *Taxation Administration Act 1953* to request the provision of tax file numbers (TFNs). We will use the TFN to identify the entity in our records. It is not an offence not to provide the TFN. However if you do not provide the TFN, the processing of this form may be delayed.

Taxation law authorises the ATO to collect information and disclose it to other government agencies. For information about your privacy go to ato.gov.au/privacy

TRUSTEE'S OR DIRECTOR'S DECLARATION:

I declare that, the current trustees and directors have authorised this annual return and it is documented as such in the SMSF's records. I have received a copy of the audit report (if required) and are aware of any matters raised therein. The information on this annual return, including any attached schedules and additional documentation is true and correct.

Authorised trustee's, director's or public officer's signature

Date Day / Month / Year

Preferred trustee or director contact details:

Title: Mr ☐ Mrs ☐ Miss ☐ Ms ☒ Other

Family name

LEAHY

First given name

ALEXANDRA

Other given names

LORRAINE

Phone number 04 13826044

Email address

alex@oxmarproperties.com.au

Non-individual trustee name (if applicable)

EMERALD SKIES PTY LTD

ABN of non-individual trustee

Time taken to prepare and complete this annual return 0 Hrs

 The Commissioner of Taxation, as Registrar of the Australian Business Register, may use the ABN and business details which you provide on this annual return to maintain the integrity of the register. For further information, refer to the instructions.

TAX AGENT'S DECLARATION:

I declare that the *Self-managed superannuation fund annual return 2019* has been prepared in accordance with information provided by the trustees, that the trustees have given me a declaration stating that the information provided to me is true and correct, and that the trustees have authorised me to lodge this annual return.

Tax agent's signature

Date Day / Month / Year

Tax agent's contact details

Title: Mr ☒ Mrs ☐ Miss ☐ Ms ☐ Other

Family name

VALASSAKIS

First given name

NICHOLAS

Other given names

Tax agent's practice

THE MATADOR GROUP

Tax agent's phone number

07 32189888

Reference number

ARCSF

Tax agent number

57280 008

**Member's Statement
ARC SUPER FUND**

MS ALEXANDRA LORRAINE LEAHY
23 COOYAR ST
ASPLEY QLD 4034

The Trustee of the above named fund wishes to advise you of the circumstances of your entitlement in the Fund at 30 June 2019 and for the reporting period 1 July 2018 to 30 June 2019.

Your Details		Your Balance	
Date of Birth	25 June 1966	Total Benefits	\$207,437.26
Tax File Number	Provided	Comprising:	
Date Joined Fund	12 May 2016	- Preserved	\$207,437.26
Service Period Start Date	1 August 1987	- Restricted Non Preserved	
Date Left Fund		- Unrestricted Non Preserved	
Member Mode	Accumulation	Including:	
Account Description	Accumulation	- Tax Free Component	\$7,256.26
Current Salary		- Taxable Component	\$200,181.00
Vested Amount	\$207,437.26		
Insured Death Benefit			
Total Death Benefit	\$207,437.26		
Disability Benefit			
Nominated Beneficiaries			

Your Detailed Account	Preserved	Restricted Non Preserved	Unrestricted Non Preserved	Total
Opening Balance at 1 July 2018	190,887.34			190,887.34
<u>Add: Increases to Member's Account During the Period</u>				
Concessional Contributions	11,791.43			11,791.43
Non-Concessional Contributions				
Other Contributions				
Govt Co-Contributions				
Employer Contributions - No TFN				
Proceeds of Insurance Policies				
Share of Net Income/(Loss) for period	4,900.09			4,900.09
Transfers in and transfers from reserves				
	16,691.52			16,691.52
	207,578.86			207,578.86
<u>Less: Decreases to Member's Account During the Period</u>				
Benefits/Pensions Paid				
Contributions Tax	1,768.71			1,768.71
Income Tax	(1,627.11)			(1,627.11)
No TFN Excess Contributions Tax				
Division 293 Tax				
Excess Contributions Tax				
Refund Excess Contributions				
Insurance Policy Premiums Paid				
Management Fees				
Share of fund expenses				
Transfers out and transfers to reserves				
	141.60			141.60
Member's Account Balance at 30/06/2019	207,437.26			207,437.26

Reference: ARCSF / 501



ARC SUPER FUND

BORROWING COST DEDUCTION

Year End: 30/06/2017

Borrowing costs incurred in the Year ending :

30/06/2017

The Date borrowing costs incurred:

04/11/2017

Term of the Loan

5 years

Expenses incurred:	Amount
Borrowing costs incurred	\$ 4,217.80
Description -	
TOTAL	\$ 4,217.80

BORROWING COSTS DEDUCTIONS TO CLAIM IN EACH YEAR			
YEAR	Days per year	Amortised Expense	Closing Balance
04/11/2016-30/06/2017	239	\$ 552.36	\$ 3,665.44
01/07/2017-30/06/2018	365	\$ 843.56	\$ 2,821.88
01/07/2018-30/06/2019	365	\$ 843.56	\$ 1,978.32
01/07/2019-30/06/2020	365	\$ 843.56	\$ 1,134.76
01/07/2020-30/06/2021	366	\$ 843.56	\$ 291.20
01/07/2021-03/11/2021	126	\$ 291.20	\$ -
TOTAL DEDUCTIONS		\$ -	

Description	Amount
Loan Establishment Fees	\$ 1,000.00
Legal & Settlement Fees	\$ 1,636.80
QLD Registration Fee Transfer	\$ 1,231.00
QLD Registration Fee Mortgage	\$ 175.00
QLD Registration Fee Discharge	\$ 175.00
TOTAL COST	\$ 4,217.80

45 ASCOT CRESCENT, KALLANGUR														
RENTAL INCOME														
AGENTS	STMENT	UNIT NO.	PERIOD	RENT	LESS EXPENSE	BALANCE	LESS ADMIN FEE	PLUS UNITY WATER ADJ.	TOTAL RECEIVED	LESS OTHER EXPENSE	TRANSFER AUS UNITY			
02.07.18	1	12.06.18-09.07.18		1480	113.96	1366.04	0.00		2468.14					
	2	11.06.18-15.07.28		1200	92.40	1107.60	5.50			Sapphire ASIC annual fee	254.00			
										Emerald ASIC annual fee	48.00			
										Matador Group bookkeeping	330.00			
										AW Boys Audit fee	385.00			
										ATO Supervisory fee	259.00	1192.14		
01.08.18	1	10.07.18-13.08.18		1850	142.45	1707.55	0.00		2809.65	Barclay Protect (agent paid)	66.00			
	2	09.07.18-05.08.18		1200	92.40	1107.60	5.50			Barclay Protect (agent paid)	66.00			
										Unity Water	671.61			
										Rates	496.85	1509.19		
03.09.18	1	14.08.18-10.9.18		1480	113.96	1366.04	0.00	80.13	2548.27					
	2	06.08.18-02.09.18		1200	92.40	1107.60	5.50			Unity Water	621.22	1927.05		
02.10.18	1	11.09.18-08.10.18		1480	113.96	1366.04	0.00		2745.04					
	2	03.09.18-07.10.18		1500	115.50	1384.50	5.50					2745.04		
01.11.18	1	09.10.18-12.11.18		1850	142.45	1707.55	0.00	89.54	2899.19					
	2	08.10.18-04.11.18		1200	92.40	1107.60	5.50			Rates	496.85	2402.34		
03.12.18	1	13.11.18-10.12.18		1480	113.96	1366.04	0.00		2138.14					
	2	05.11.18-18.11.18		600	422.40	177.60	5.50							
	2	30.11.18-13.12.18		600		600.00				Insurance Premium	1150.00	988.14	new tenant	
07.01.19	1	11.12.18-14.01.19		1850	142.45	1707.55	0.00	218.25	4213.46					
	2	18.11.18-20.11.18		84.46			0.00						final rent old tenant	
	2	14.12.18-07.02.19		2400	191.30	2293.16	5.50			Rates	496.85			
										Unity Water	688.70	3027.91		
31.01.19	1	15.01.19-11.02.19		1480	113.96	1366.04			2468.14					
	2	08.02.19-07.03.19		1200	92.40	1107.60	5.50					2468.14		
01.03.19	1	12.02.19-11.03.19		1480	113.96	1366.04	0.00		2468.14					
	2	08.03.19-04.04.19		1200	92.40	1107.60	5.50					2468.14		
01.04.19	1	12.03.19-08.04.19		1480	113.96	1366.04	0.00		2468.14					
	2	05.04.19-02.05.19		1200	92.40	1107.60	5.50			Unity Water	609.07	1859.07		
01.05.19	1	09.04.19-13.05.19		1850	142.45	1707.55	0.00	68.05						

	2	03.05.19-30.05.19		1200	92.40	1107.60	5.50	35.82	2913.52				2913.52	Note: \$695.54 also transferred
														being refund of NAB interest
03.06.19	1	14.05.19-10.06.19		1480	113.96	1366.04	0.00			Smoke Alarm (agent paid)	86.00			
	2	31.05.19-27.06.18		1200	92.40	1107.60	5.50	28.72	2324.86	Smoke Alarm (agent paid)	86.00			28.72 excess old tenant
										Rates	500.61			
										Super Audits fee	385.00			
										Matador Group	330.00		1109.25	
01.07.19	1	11.06.19-08.07.19		1480	113.96	1366.04	0.00			Air-Con Service (agent paid)	198.00			
	2	28.06.19-25.07.19		1200	92.40	1107.60	5.50		2468.14	Air-Con Service (agent paid)	198.00			
										ATO charge	259.00			
										Unity Water	658.41		1154.73	
01.08.19	1	09.07.19-12.08.19		1850	142.45	1707.55	0.00	75.22		Pest Control (agent paid)	350.00			
	2	26.07.19-22.08.19		1200	92.40	1107.60	5.50	39.40	2924.27	Pest Control (agent paid)	350.00			
										Plumber fee	836.00			
										Rates	815.00		573.27	
02.09.19	1	13.08.19-09.09.19		1480	113.96	1366.04	0.00							
	2	23.08.19-19.09.19		1200	92.40	1107.60	5.50		2468.14	Unity Water	593.18		1874.96	
01.10.19	1	10.09.19-07.10.19		1480	113.96	1366.04	0.00							
	2	20.09.19-17.10.19		1200	92.40	1107.60	5.50		2468.14				2468.14	
01.11.19	1	08.10.19-11.11.19		1850	142.45	1707.55	0.00							
	2	18.10.19-14.11.19		1200	92.40	1107.60	5.50		2809.65	Austcover Insurance	1210.00		1599.65	
02.12.19	1	12.11.19-09.12.19		1480	113.96	1366.04	0.00							
	2	15.11.19-12.12.19		1200	92.4	1107.60	5.50		2468.14	Rates	820.00			
										Unity Water	599.49		1048.65	\$5116.44 pd on 16.1219
02.01.20	1	10.12.19-13.01.20		1850	142.45	1707.55	0.00	166.44						
	2	13.12.19-09.01.20		1200	92.4	1107.60	5.50	36.84	3012.93				3012.93	
03.02.20	1	14.01.20-10.02.20		1480	113.96	1366.04	0.00							
	2	10.01.20-06.02.20		1200	92.4	1107.60	5.50		2468.14	Rates	815.05		1653.09	

Cash deposit = \$2,468.14 - \$396 = \$2,072.14(F30)

\$396: not take up LY

E. PREPARATION DOCUMENTS



ARC Super Fund

CHANGE IN MARKET VALUE

Year End: 30/06/2020

Investments	Opening balance	Additional cost	Disposal cost	Closing balance	Change in Market Value
	B3	B19	F73	B3	
Real Estate Properties (Austn)	511,713.80		3,121.00	511,713.80	3,121.00
<i>Unrealized Gains/ (Losses)</i>	511,713.80	-	3,121.00	511,713.80	3,121.00
<i>Realized Gains/ (Losses)</i>					
Total	511,713.80	-	3,121.00	511,713.80	3,121.00



ARC Super Fund

RENTAL SCHEDULE

Year end: 30/06/2020

Property address: Lot 240 Ascot Crescent, Kallangur, QLD, 4503

DETAILS/MONTH	REF	Income	TOTAL INCOME	Rental Expenses				TOTAL EXPENSES	NET RENT
		Rental		Administration fee	Pest control	Agents fees	Sundry		
Aug-19	F32-33	3,164.62	3,164.62	5.50	700.00	234.85		940.35	2,224.27
Sep-19	F34-35	2,680.00	2,680.00	5.50		206.36		211.86	2,468.14
Oct-19	F36-37	2,680.00	2,680.00	5.50		206.36		211.86	2,468.14
Nov-19	F38-39	3,050.00	3,050.00	5.50		234.85		240.35	2,809.65
Dec-19	F40-41	2,680.00	2,680.00	5.50		206.36		211.86	2,468.14
Jan-20	F42-43	3,253.28	3,253.28	5.50		234.85		240.35	3,012.93
Feb-20	F44-45	2,680.00	2,680.00	5.50		206.36		211.86	2,468.14
Mar-20	F46-47	2,704.46	2,704.46	5.50		206.36		211.86	2,492.60
Apr-20	F48-49	3,050.00	3,050.00	5.50		234.85		240.35	2,809.65
May-20	F50-51	2,680.00	2,680.00	5.50		206.36		211.86	2,468.14
Jun-20	F52-53	3,880.00	3,880.00	5.50		298.76		304.26	3,575.74
Jul-20	F54-55	3,271.64	3,271.64	5.50		234.85	172.00	412.35	2,859.29
TOTAL		35,774.00	35,774.00	66.00	700.00	2,711.17	172.00	3,649.17	32,124.83

ARC SUPER FUND
GENERAL LEDGER FOR THE PERIOD 01/07/2019 TO 30/06/2020
FROM ACCOUNT 301 TO 382 - ENTRIES: ALL
Printed: Thursday 10 June, 2021 @ 17:53:00

Date	Ref	Type	Units	Debits \$	Credits \$	Balance \$
301	<u>Accountancy Fees</u>					
24/06/2020	1	Journal - Cash		330.00 F78		330.00
Narration: 2019FY Accounting fee						
304	<u>ATO Supervisory Levy</u>					
30/06/2020	1	Journal - Non Cash		259.00		259.00
Narration: ATO LEVY						
306	<u>ASIC Fees</u>					
01/08/2019	010819	Bank Statement		53.00 F79		53.00
Narration: INTERNET TRANSFER Reimburse expenses						
01/08/2019	306	Bank Statement		263.00 F80		316.00
Narration: ASIC fee						
11/05/2020	110520	Bank Statement		54.00 F81		370.00
Narration: INTERNET BPAY ASIC 2296121681714						
02/06/2020	020620	Bank Statement		267.00 F83		637.00
Narration: INTERNET BPAY ASIC 2296123779292						
309	<u>Borrowing Expenses</u>					
30/06/2020	1	Journal - Non Cash		843.56 D15		843.56
Narration: Amortise borrowing costs						
315	<u>Bank Charges</u>					
03/02/2020	030220	Bank Statement		499.00 A2#3		499.00
Narration: TFR TO 4.3.7 To-FIXED LOANS FEE Ref-INTEREST TYPE SWITCH FEE						
334	<u>Depreciation</u>					
334/001	<u>Lot 240 Ascot Crescent, Kallangur, Queensland 4503</u>					
30/06/2020	1	Journal - Non Cash		3,121.00 F73		3,121.00
Narration: Depreciation expense						
379	<u>Interest Paid</u> Total: \$18,562.05					
379/001	<u>Big Sky Loan - Fixed portion Acc#21L85</u>					
31/07/2019	310719	Journal - Non Cash		1,195.19 ⁺		1,195.19
Narration: Loan Interest						
31/08/2019	310819	Journal - Non Cash		1,192.96 F13		2,388.15
Narration: Loan Interest						
30/09/2019	300919	Journal - Non Cash		1,152.48 ⁺		3,540.63
Narration: Loan Interest						
31/10/2019	311019	Journal - Non Cash		1,188.68 ⁺		4,729.31
Narration: Loan Interest						
30/11/2019	301119	Journal - Non Cash		1,148.23 F18		5,877.54
Narration: Loan Interest						
31/12/2019	311219	Journal - Non Cash		1,184.25 ⁺		7,061.79
Narration: Loan Interest						
31/01/2020	310120	Journal - Non Cash		1,178.79 ⁺		8,240.58
Narration: Loan Interest						
29/02/2020	290220	Journal - Non Cash		1,109.77 F22		9,350.35
Narration: Loan Interest						
31/03/2020	310320	Journal - Non Cash		1,184.26 ⁺		10,534.61
Narration: Loan Interest						
30/04/2020	300420	Journal - Non Cash		1,143.95 F26		11,678.56

ARC SUPER FUND
GENERAL LEDGER FOR THE PERIOD 01/07/2019 TO 30/06/2020
FROM ACCOUNT 301 TO 382 - ENTRIES: ALL

Printed: Thursday 10 June, 2021 @ 17:53:00

Date	Ref	Type	Units	Debits \$	Credits \$	Balance \$
Narration: Loan Interest						
31/05/2020	310520	Journal - Non Cash		1,179.68 ↑		12,858.24
Narration: Loan Interest						
30/06/2020	300620	Journal - Non Cash		1,139.57 ↓		13,997.81
Narration: Loan Interest						
379/002	<u>Big Sky Loan - Variable portion Acc#2L85.1</u>					
31/07/2019	310719	Journal - Non Cash		392.52	F13	392.52
Narration: Loan Interest OFFSET Benefit of \$154.57						
31/08/2019	310819	Journal - Non Cash		393.36 ↑		785.88
Narration: Loan Interest OFFSET Benefit of \$151.87						
30/09/2019	300919	Journal - Non Cash		379.52 ↓	F14	1,165.40
Narration: Loan Interest OFFSET Benefit of \$146.41						
31/10/2019	311019	Journal - Non Cash		401.51 ↑		1,566.91
Narration: Loan Interest OFFSET Benefit of \$140.13						
30/11/2019	301119	Journal - Non Cash		399.59 ↓	F18	1,966.50
Narration: Loan Interest OFFSET Benefit of \$122.87						
31/12/2019	311219	Journal - Non Cash		406.25	F19	2,372.75
Narration: Loan Interest OFFSET Benefit of \$131.91						
31/01/2020	310120	Journal - Non Cash		377.68 ↑		2,750.43
Narration: Loan Interest OFFSET Benefit of \$157.26						
29/02/2020	290220	Journal - Non Cash		341.29	F23	3,091.72
Narration: Loan Interest OFFSET Benefit of \$157.44						
31/03/2020	310320	Journal - Non Cash		370.57 ↓		3,462.29
Narration: Loan Interest OFFSET Benefit of \$160.58						
30/04/2020	300420	Journal - Non Cash		391.15	F26	3,853.44
Narration: Loan Interest OFFSET Benefit of \$121.02						
31/05/2020	310520	Journal - Non Cash		382.05 ↑		4,235.49
Narration: Loan Interest OFFSET Benefit of \$145.40						
30/06/2020	300620	Journal - Non Cash		328.75 ↓	F27	4,564.24
Narration: Loan Interest OFFSET Benefit of \$179.94						
382	<u>Fines</u>					
01/08/2019	1	Bank Statement		80.00	F79	80.00
Narration: Fine fee						
Total Debits:				\$24,331.61		
Total Credits:						
Current Year Profit/(Loss):				N/A		

ARC SUPER FUND
GENERAL LEDGER FOR THE PERIOD 01/07/2019 TO 30/06/2020
FROM ACCOUNT 425/000 TO 425/999 - ENTRIES: ALL

Printed: Thursday 10 June, 2021 @ 17:35:59

Date	Ref	Type	Units	Debits	Credits	Balance
				\$	\$	\$
425		<u>Rental Property Expenses</u>				
425/001		<u>Council Rates</u>				
09/08/2019	090819	Bank Statement		815.05	F56	815.05
		Narration: INTERNET BPAY MBRC PAYMENTS 008229528				
22/11/2019	221119	Bank Statement		820.00	F57	1,635.05
		Narration: INTERNET BPAY MBRC PAYMENTS 008229528				
07/02/2020	070220	Bank Statement		815.05	F58	2,450.10
		Narration: INTERNET BPAY MBRC PAYMENTS 008229528				
11/05/2020	110520	Bank Statement		815.05	F59	3,265.15
		Narration: INTERNET BPAY MBRC PAYMENTS 008229528				
425/002		<u>Water Rates</u>				
02/07/2019	020719	Bank Statement		658.41	F60	658.41
		Narration: INTERNET BPAY UNITYWATER 0998233795				
06/09/2019	4	Bank Statement		593.18	F62	1,251.59
		Narration: INTERNET BPAY UNITYWATER 0998233795				
16/12/2019	161219	Bank Statement		599.49	F64	1,851.08
		Narration: INTERNET BPAY UNITYWATER 0998233795				
03/04/2020	030420	Bank Statement		637.04	F65	2,488.12
		Narration: INTERNET BPAY UNITYWATER 0998233795				
02/06/2020	020620	Bank Statement		671.30	F67	3,159.42
		Narration: INTERNET BPAY UNITYWATER 0998233795				
425/003		<u>Repairs & Maintenances</u>				
01/07/2019	1	Journal - Non Cash		396.00	D17/F1	396.00
		Narration: PY RENT RECEIVABLE				
09/08/2019	090819	Bank Statement		836.00	F69	1,232.00
		Narration: INTERNET TRANSFER Inv9125 Plumber				
425/004		<u>Sundry Expenses</u>				
30/06/2020	1	Journal - Non Cash		172.00	F55	172.00
		Narration: Gross up rental income				
30/06/2020	1	Journal - Cash		66.00	E2	238.00
		Narration: Gross up rental income				
425/005		<u>Management Fees</u>				
30/06/2020	1	Journal - Cash		2,711.17		2,711.17
		Narration: Gross up rental income				
425/007		<u>Insurance</u>				
08/11/2019	081119	Bank Statement		1,210.00	F71	1,210.00
		Narration: INTERNET BPAY DEFT INSURANCE 400572104033097				
425/008		<u>Pest Control</u>				
30/06/2020	1	Journal - Cash		700.00	E2	700.00
		Narration: Gross up rental income				
Total Debits:				\$12,515.74		
Total Credits:						
Current Year Profit/(Loss):				N/A		

F. SOURCE DOCUMENTS

**NAB Business Everyday Account**

For further information call 13 22 65 for Personal Accounts or 13 10 12 for Business Accounts.

F1

ARC SUPER FUND
23 COOYAR STREET
ASPLEY QLD 4034

A 4-102

Account Balance Summary

Opening balance	\$0.00
Total credits	\$9,073.44
Total debits	\$9,073.44
Closing balance	\$0.00

Statement starts 29 June 2019**Statement ends 30 September 2019****Outlet Details**Albany Creek
719 Albany Creek Rd, Albany Creek Qld 4035**Account Details**EMERALD SKIES PTY LTD
AS TRUSTEE FOR ARC SUPER FUND
BUSINESS EVERYDAY AC

BSB number 084-102

Account number 81-063-8540

Transaction Details

Date	Particulars	Debits	Credits	Balance
29 Jun 2019	Brought forward			0.00
1 Jul 2019	Rent Payment Rhino Property M 495563.....		2,072.14	2,072.14 Cr
2 Jul 2019	Internet Bpay Tax Office Payments 002009834390351521.....	259.00		
	Internet Bpay Unitywater 0998233795.....	658.41		
	Internet Transfer Rent June 2019.....	1,154.73		0.00
22 Jul 2019	PC190719-138738503 Superchoice P/L 481471.....		2,308.89	2,308.89 Cr
1 Aug 2019	Internet Transfer Reimburse expenses.....	396.00		1,912.89 Cr
2 Aug 2019	Rent Payment Rhino Property M 495563.....		2,224.27	4,137.16 Cr
9 Aug 2019	Internet Bpay Mbrc Payments 008229528.....	815.05		
	Internet Transfer Rent July 2019.....	573.27		
	Internet Transfer Inv9125 Plumber.....	836.00		
	Internet Transfer Part super. contri.....	1,912.84		0.00
3 Sep 2019	Rent Payment Rhino Property M 495563.....		2,468.14	2,468.14 Cr
6 Sep 2019	Internet Bpay Unitywater 0998233795.....	593.18		
	Internet Transfer Rent Aug 2019.....	1,874.96		0.00

273/34/05/M057763/S094025/L188049

273/34/05/M057/63/S094025/188050

Summary of Government Charges

	From 1 July to date	Last year to 30 June
Government		
Withholding tax	\$0.00	\$0.00
Bank Account Debit (BAD) tax	\$0.00	\$0.00
Bank Accounts Debits (BAD) Tax or State Debits Duty has been abolished for all states & territories effective 1/7/2005. Any amount shown on this statement applies to debits processed on or before 30/06/2005.		
For further information on any applicable rebates, fees or government charges, please refer to the NAB's "A Guide to Fees & Charges" booklet. Please retain this statement for taxation purposes		

Explanatory Notes

Please check all entries and report any apparent error or possible unauthorised transaction immediately.
We may subsequently adjust debits and credits, which may result in a change to your account balance to accurately reflect the obligations between us.
For information on resolving problems or disputes, contact us on 1800 152 015, or ask at any NAB branch.

**NAB Business Everyday Account**

For further information call 13 22 65 for Personal Accounts or 13 10 12 for Business Accounts.

F3ARC SUPER FUND
23 COOYAR STREET
ASPLEY QLD 4034

A 4-102

Account Balance Summary

Opening balance	\$0.00
Total credits	\$10,199.93
Total debits	\$10,199.93
Closing balance	\$0.00

Statement starts 1 October 2019
Statement ends 31 December 2019**Outlet Details**Albany Creek
719 Albany Creek Rd, Albany Creek Qld 4035**Account Details**EMERALD SKIES PTY LTD
AS TRUSTEE FOR ARC SUPER FUND
BUSINESS EVERYDAY ACBSB number 084-102
Account number 81-063-8540**Transaction Details**

Date	Particulars	Debits	Credits	Balance
1 Oct 2019	Brought forward			0.00
1 Oct 2019	Rent Payment Rhino Property M 495563.....		2,468.14	2,468.14 Cr
11 Oct 2019	Please Note From Today Your Dr Interest Rate Is 16.220%			2,468.14 Cr
15 Oct 2019	PC141019-172502267 Superchoice P/L 481471.....		2,454.00	4,922.14 Cr
1 Nov 2019	Rent Payment Rhino Property M 495563.....		2,809.65	7,731.79 Cr
8 Nov 2019	Internet Bpay Deft Insurance 400572104033097.....	1,210.00		6,521.79 Cr
22 Nov 2019	Internet Bpay Mbrc Payments 008229528.....	820.00		5,701.79 Cr
2 Dec 2019	Rent Payment Rhino Property M 495563.....		2,468.14	8,169.93 Cr
16 Dec 2019	Internet Bpay Unitywater 0998233795.....	599.49		7,570.44 Cr
19 Dec 2019	Internet Transfer Rent Sept-Nov 2019.....	7,570.44		0.00

Summary of Government Charges

	From 1 July to date	Last year to 30 June
Government		
Withholding tax	\$0.00	\$0.00
Bank Account Debit (BAD) tax	\$0.00	\$0.00
Bank Accounts Debits (BAD) Tax or State Debits Duty has been abolished for all states & territories effective 1/7/2005. Any amount shown on this statement applies to debits processed on or before 30/06/2005.		
For further information on any applicable rebates, fees or government charges, please refer to the NAB's "A Guide to Fees & Charges" booklet. Please retain this statement for taxation purposes		

Explanatory Notes*Please check all entries and report any apparent error or possible unauthorised transaction immediately.**We may subsequently adjust debits and credits, which may result in a change to your account balance to accurately reflect the obligations between us.**For information on resolving problems or disputes, contact us on 1800 152 015, or ask at any NAB branch.*

**NAB Business Everyday Account**

For further information call 13 22 65 for Personal Accounts or 13 10 12 for Business Accounts.

F5ARC SUPER FUND
23 COOYAR STREET
ASPLEY QLD 4034

A 4-102

Account Balance Summary

Opening balance	\$0.00
Total credits	\$21,653.74
Total debits	\$11,653.74
Closing balance	\$10,000.00 Cr

Statement starts 1 January 2020**Statement ends 31 March 2020****Outlet Details**Albany Creek
719 Albany Creek Rd, Albany Creek Qld 4035**Account Details**EMERALD SKIES PTY LTD
AS TRUSTEE FOR ARC SUPER FUND
BUSINESS EVERYDAY ACBSB number 084-102
Account number 81-063-8540**For Your Information**

Be on the lookout for invoice scams. Fraudsters can change bank account details on a legitimate supplier's invoice to an account they control, or make a request by phone/email to update bank account details for a supplier or employee. Always verbally confirm any changes to payment details using a publicly listed phone number before actioning. Learn how to recognise scams and protect your business by visiting nab.com.au/security

Transaction Details

Date	Particulars	Debits	Credits	Balance
1 Jan 2020	Brought forward			0.00
2 Jan 2020	Rent Payment Rhino Property M 495563.....		3,012.93	3,012.93 Cr
6 Jan 2020	Internet Transfer Rent Dec 2019	3,012.93		0.00
14 Jan 2020	PC130120-150279330 Superchoice P/L 481471.....		3,680.07	3,680.07 Cr
4 Feb 2020	Rent Payment Rhino Property M 495563.....		2,468.14	6,148.21 Cr
7 Feb 2020	Internet Bpay Mbr Payments 008229528	815.05		
	Internet Transfer Rent Jan 2020	1,653.09		
	Internet Transfer Super Septdec 2019.....	3,680.07		0.00
28 Feb 2020	Please Note From Today Your Dr Interest Rate Is	6.970%		0.00
2 Mar 2020	Rent Payment Rhino Property M 495563.....		2,492.60	2,492.60 Cr
6 Mar 2020	Internet Transfer Rent Feb 2020.....	2,492.60		0.00
13 Mar 2020	Please Note From Today Your Dr Interest Rate Is	6.720%		0.00
25 Mar 2020	Emerald Skies Pty Lt Tnfer Aus Unity to N.....		10,000.00	10,000.00 Cr
30 Mar 2020	Please Note From Today Your Dr Interest Rate Is	6.470%		10,000.00 Cr

091/34/05/M042408/S066851/L133701

091/34/05/M042/008/S066851/L33702

Summary of Government Charges

	From 1 July to date	Last year to 30 June
Government		
Withholding tax	\$0.00	\$0.00
Bank Account Debit (BAD) tax	\$0.00	\$0.00
Bank Accounts Debits (BAD) Tax or State Debits Duty has been abolished for all states & territories effective 1/7/2005. Any amount shown on this statement applies to debits processed on or before 30/06/2005.		
For further information on any applicable rebates, fees or government charges, please refer to the NAB's "A Guide to Fees & Charges" booklet. Please retain this statement for taxation purposes		

Explanatory Notes

Please check all entries and report any apparent error or possible unauthorised transaction immediately.
We may subsequently adjust debits and credits, which may result in a change to your account balance to accurately reflect the obligations between us.
For information on resolving problems or disputes, contact us on 1800 152 015, or ask at any NAB branch.

**NAB Business Everyday Account**

For further information call 13 22 65 for Personal Accounts or 13 10 12 for Business Accounts.

F7ARC SUPER FUND
23 COOYAR STREET
ASPLEY QLD 4034

A 4-102

Account Balance Summary

Opening balance	\$10,000.00	Cr
Total credits	\$11,658.79	
Total debits	\$21,658.79	
Closing balance	\$0.00	

Statement starts 1 April 2020
Statement ends 30 June 2020**Outlet Details**Albany Creek
719 Albany Creek Rd, Albany Creek Qld 4035**Account Details**EMERALD SKIES PTY LTD
AS TRUSTEE FOR ARC SUPER FUND
BUSINESS EVERYDAY ACBSB number 084-102
Account number 81-063-8540**Transaction Details**

Date	Particulars	Debits	Credits	Balance
1 Apr 2020	Brought forward			10,000.00 Cr
1 Apr 2020	Rent Payment Rhino Property M 495563.....		2,809.65	12,809.65 Cr
3 Apr 2020	Internet Bpay Unitywater 0998233795.....	637.04		
	Internet Transfer Rent March 2020.....	2,172.61		10,000.00 Cr
15 Apr 2020	PC140420-156060747 Superchoice P/L 481471.....		2,805.26	12,805.26 Cr
17 Apr 2020	Internet Transfer Super Jan-Mar 2020.....	2,805.26		10,000.00 Cr
27 Apr 2020	Please Note From Today Your Dr Interest Rate Is 4.500%			10,000.00 Cr
1 May 2020	Rent Payment Rhino Property M 495563.....		2,468.14	12,468.14 Cr
11 May 2020	Internet Bpay Asic 2296121681714.....	54.00		
	Internet Bpay Mbrc Payments 008229528.....	815.05		
	Internet Transfer Tnfr rent April 20.....	1,599.09		10,000.00 Cr
22 May 2020	Internet Transfer Return trnfr.....	10,000.00		0.00
27 May 2020	Please Note From Today Your Dr Interest Rate Is 6.470%			0.00
2 Jun 2020	Rent Payment Rhino Property M 495563.....		3,575.74	
	Internet Bpay Asic 2296123779292.....	267.00		
	Internet Bpay Unitywater 0998233795.....	671.30		
	Internet Transfer Rent May 2020.....	2,307.44		
	Online Y2617605195 Inv. 910503			
	Inv. 910503.....	330.00		0.00

182/34/07/M009422/S011236/T022471

182/34/07/M009422/S011236/022472

Summary of Government Charges

	From 1 July to date	Last year to 30 June
Government		
Withholding tax	\$0.00	\$0.00
Bank Account Debit (BAD) tax	\$0.00	\$0.00
Bank Accounts Debits (BAD) Tax or State Debits Duty has been abolished for all states & territories effective 1/7/2005. Any amount shown on this statement applies to debits processed on or before 30/06/2005.		
For further information on any applicable rebates, fees or government charges, please refer to the NAB's "A Guide to Fees & Charges" booklet. Please retain this statement for taxation purposes		

Explanatory Notes

Please check all entries and report any apparent error or possible unauthorised transaction immediately.

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For information on resolving problems or disputes, contact us on 1800 152 015, or ask at any NAB branch.



Print |

INTERNET BANKING

Transaction History

Account: ARC - Business Account #8540 : 084-102 810638540

Date from: 22/08/19

Date to: 19/12/19

Search details:

Transaction type:

Amount from:

Amount to:

Date	Transaction details	Debit	Credit	Balance*
16 Dec 19	INTERNET BPAY UNITYWATER 0998233795 TRANSFER DEBIT	- \$599.49 ✓		+ \$7,570.44
02 Dec 19	RENT PAYMENT Rhino Property M Sapphire Skies P <i>Rent Nov. 2019</i> INTER-BANK CREDIT		+ \$2,468.14 ✓	+ \$8,169.93
22 Nov 19	INTERNET BPAY MBRC PAYMENTS 008229528 TRANSFER DEBIT <i>rates</i>	- \$820.00 ✓		+ \$5,701.79
08 Nov 19	INTERNET BPAY DEFT INSURANCE 400572104033097 TRANSFER DEBIT	- \$1,210.00 ✓		+ \$6,521.79
01 Nov 19	RENT PAYMENT Rhino Property M Sapphire Skies P <i>Rent Oct 2019</i> INTER-BANK CREDIT		+ \$2,809.65	+ \$7,731.79
15 Oct 19	PC141019-172502267 SuperChoice P/L The Trustee for <i>Emply. Super June - Sept 2019.</i> INTER-BANK CREDIT		+ \$2,454.00 ✓	+ \$4,922.14
11 Oct 19	PLEASE NOTE FROM TODAY YOUR DR INTEREST RATE IS 16.220%		+ \$0.00	+ \$2,468.14
01 Oct 19	RENT PAYMENT Rhino Property M Sapphire Skies P <i>Rent Sept 2019</i> INTER-BANK CREDIT		+ \$2,468.14 ✓	+ \$2,468.14
06 Sep 19	INTERNET TRANSFER Rent Aug 2019 TRANSFER DEBIT	- \$1,874.96		+ \$0.00
06 Sep 19	INTERNET BPAY UNITYWATER 0998233795 TRANSFER DEBIT	- \$593.18		+ \$1,874.96
03 Sep 19	RENT PAYMENT Rhino Property M Sapphire Skies P INTER-BANK CREDIT		+ \$2,468.14	+ \$2,468.14
Credit balance				+ \$12,668.07
Debit balance				- \$5,097.63
Fees				- \$0.00
Net position				+ \$7,570.44

* Balances shown on this transaction history may include transactions that are not yet completed and may vary from balances shown on your account statements.

End of Report

*transferred
to Aus
Unity
19/12/19.*



Print

INTERNET BANKING

Transaction History

Account: ARC - Business Account #8540 : 084-102 810638540

Date from: 03/06/20

Date to: 02/07/20

Search details:

Transaction type:

Amount from:

Amount to:

Date	Transaction details	Debit	Credit	Balance*
02 Jul 20	ONLINE M0159505225 TRANSFER DEBIT	- \$2,529.29		+ \$0.00
02 Jul 20	ONLINE Z9159407703 Inv 920610 ARC Super Fund TRANSFER DEBIT	- \$330.00		+ \$2,529.29
01 Jul 20	RENT PAYMENT Rhino Property M INTER-BANK CREDIT		+ \$2,859.29	+ \$2,859.29
Credit balance				+ \$2,859.29
Debit balance				- \$2,859.29
Fees				- \$0.00
Net position				+ \$0.00

* Balances shown on this transaction history may include transactions that are not yet completed and may vary from balances shown on your account statements.

End of Report

Date 02/07/2020 Time 15:43

National Australia Bank Limited ABN 12 004 044 937



036-11357

Ms A L Leahy
23 Cooyar Street
ASPLEY QLD 4034

Statement Period	01 Jul 19 - 30 Sep 19
Customer Number	79800
Statement Number	12
BSB	803-228

Account Summary

Account Type	Opening Balance	Total Debits	Total Credits	Closing Balance
79802S85 - 100% Offset To L85.1	\$27,461.92	\$6,894.03	\$5,515.80	\$26,083.69
79802L85 - Commercial Lending	-\$237,691.55	\$3,540.63	\$4,782.05	-\$236,450.13
79802L85.1 - Commercial Lending	-\$97,503.77	\$1,165.40	\$2,111.98	-\$96,557.19

L011357



MEMBER



CUSTOMER
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BANKING
ASSOCIATION

Account Transactions

Effective Date	Posted Date	Description	Debit	Credit	Balance
79802S85 - 100% offset to L85.1					
Account Holder(s) - Emerald Skies Pty Ltd ATF ARC Super Fund					
01 Jul		Opening Balance			\$27,461.92
02 Jul		Direct Credit		\$1,154.73	\$28,616.65
		From: L240 Ref: Rent June 2019			
05 Jul		Tfr To 79802L85	\$367.85		\$28,248.80
		Pp Ref-Loan Payment			
05 Jul		Tfr To 79802L85.1	\$162.46		\$28,086.34
		Pp Ref-Loan Payment			
12 Jul		Tfr To 79802L85	\$367.85		\$27,718.49
		Pp Ref-Loan Payment			
12 Jul		Tfr To 79802L85.1	\$162.46		\$27,556.03
		Pp Ref-Loan Payment			
19 Jul		Tfr To 79802L85	\$367.85		\$27,188.18
		Pp Ref-Loan Payment			
19 Jul		Tfr To 79802L85.1	\$162.46		\$27,025.72
		Pp Ref-Loan Payment			
26 Jul		Tfr To 79802L85	\$367.85		\$26,657.87
		Pp Ref-Loan Payment			
26 Jul		Tfr To 79802L85.1	\$162.46		\$26,495.41
		Pp Ref-Loan Payment			
02 Aug		Tfr To 79802L85	\$367.85		\$26,127.56
		Pp Ref-Loan Payment			
02 Aug		Tfr To 79802L85.1	\$162.46		\$25,965.10
		Pp Ref-Loan Payment			
09 Aug		Tfr To 79802L85	\$367.85		\$25,597.25
		Pp Ref-Loan Payment			
09 Aug		Tfr To 79802L85.1	\$162.46		\$25,434.79
		Pp Ref-Loan Payment			
09 Aug		Direct Credit		\$573.27	\$26,008.06
		From: L240 Ref: Rent July 2019			
09 Aug		Direct Credit		\$1,912.84	\$27,920.90
		From: Employer Super Ref: Part Super. Contri			
16 Aug		Tfr To 79802L85	\$367.85		\$27,553.05
		Pp Ref-Loan Payment			
16 Aug		Tfr To 79802L85.1	\$162.46		\$27,390.59
		Pp Ref-Loan Payment			
23 Aug		Tfr To 79802L85	\$367.85		\$27,022.74
		Pp			
23 Aug		Tfr To 79802L85.1	\$162.46		\$26,860.28
		Pp			
30 Aug		Tfr To 79802L85	\$367.85		\$26,492.43
		Pp			
30 Aug		Tfr To 79802L85.1	\$162.46		\$26,329.97
		Pp			
06 Sep		Tfr To 79802L85	\$367.85		\$25,962.12
		Pp Ref-Loan Payment			
06 Sep		Tfr To 79802L85.1	\$162.46		\$25,799.66
		Pp Ref-Loan Payment			
06 Sep		Direct Credit		\$1,874.96	\$27,674.62
		From: L240 Ref: Rent Aug 2019			
13 Sep		Tfr To 79802L85	\$367.85		\$27,306.77
		Pp Ref-Loan Payment			
13 Sep		Tfr To 79802L85.1	\$162.46		\$27,144.31
		Pp Ref-Loan Payment			
20 Sep		Tfr To 79802L85	\$367.85		\$26,776.46

Please check your transactions listed on this statement and report any discrepancy to Australian Unity.

If you have a residential or commercial loan, please ensure that your property is adequately insured at all times.

For further information about any account referred to in this statement including fees and charges visit australianunity.com.au/banking or call us on 1300 790 740, we're here Monday to Friday - 8.30am to 5.30pm AEST.

We have a dispute resolution system, referred to at australianunity.com.au/banking to deal with any complaints you may have in relation to the accounts referred to in this statement or any transactions on those accounts.

1011357



Statement Period

01 Jul 19 - 30 Sep 19

Customer Number

79800

Account Transactions

Effective Date	Posted Date	Description	Debit	Credit	Balance
		79802S85 - Continued			
		Pp Ref-Loan Payment			
	20 Sep	Tfr To 79802L85.1	\$162.46		\$26,614.00
		Pp Ref-Loan Payment			
	27 Sep	Tfr To 79802L85	\$367.85		\$26,246.15
		Pp Ref-Loan Payment			
	27 Sep	Tfr To 79802L85.1	\$162.46		\$26,083.69
		Pp Ref-Loan Payment			
	30 Sep	Current Balance			\$26,083.69
		79802L85 - COMMERCIAL LENDING (5.94% P.A.)			
		Account Holder(s) - Emerald Skies Pty Ltd			
	01 Jul	Opening Balance			-\$237,691.55
	05 Jul	Tfr From 79802S85		\$367.85	-\$237,323.70
		Pp Ref-Loan Payment			
	12 Jul	Tfr From 79802S85		\$367.85	-\$236,955.85
		Pp Ref-Loan Payment			
	19 Jul	Tfr From 79802S85		\$367.85	-\$236,588.00
		Pp Ref-Loan Payment			
	26 Jul	Tfr From 79802S85		\$367.85	-\$236,220.15
		Pp Ref-Loan Payment			
	31 Jul	Loan Interest	\$1,195.19		-\$237,415.34
	02 Aug	Tfr From 79802S85		\$367.85	-\$237,047.49
		Pp Ref-Loan Payment			
	09 Aug	Tfr From 79802S85		\$367.85	-\$236,679.64
		Pp Ref-Loan Payment			
	16 Aug	Tfr From 79802S85		\$367.85	-\$236,311.79
		Pp Ref-Loan Payment			
	23 Aug	Tfr From 79802S85		\$367.85	-\$235,943.94
		Pp Ref-Loan Payment			
	30 Aug	Tfr From 79802S85		\$367.85	-\$235,576.09
		Pp Ref-Loan Payment			
	31 Aug	Loan Interest	\$1,192.96		-\$236,769.05
	06 Sep	Tfr From 79802S85		\$367.85	-\$236,401.20
		Pp Ref-Loan Payment			
	13 Sep	Tfr From 79802S85		\$367.85	-\$236,033.35
		Pp Ref-Loan Payment			
	20 Sep	Tfr From 79802S85		\$367.85	-\$235,665.50
		Pp Ref-Loan Payment			
	27 Sep	Tfr From 79802S85		\$367.85	-\$235,297.65
		Pp Ref-Loan Payment			
	30 Sep	Loan Interest	\$1,152.48		-\$236,450.13
	30 Sep	Current Balance			-\$236,450.13
		79802L85.1 - COMMERCIAL LENDING (6.63% P.A.)			
		Account Holder(s) - Emerald Skies Pty Ltd			
	01 Jul	Opening Balance			-\$97,503.77
	05 Jul	Tfr From 79802S85		\$162.46	-\$97,341.31
		Pp Ref-Loan Payment			
	12 Jul	Tfr From 79802S85		\$162.46	-\$97,178.85
		Pp Ref-Loan Payment			
	19 Jul	Tfr From 79802S85		\$162.46	-\$97,016.39
		Pp Ref-Loan Payment			
	26 Jul	Tfr From 79802S85		\$162.46	-\$96,853.93
		Pp Ref-Loan Payment			
	31 Jul	Loan Interest	\$392.52		-\$97,246.45
		Offset Benefit Of \$154.57			
	02 Aug	Tfr From 79802S85		\$162.46	-\$97,083.99
		Pp Ref-Loan Payment			
	09 Aug	Tfr From 79802S85		\$162.46	-\$96,921.53
		Pp Ref-Loan Payment			
	16 Aug	Tfr From 79802S85		\$162.46	-\$96,759.07
		Pp Ref-Loan Payment			
	23 Aug	Tfr From 79802S85		\$162.46	-\$96,596.61
		Pp Ref-Loan Payment			

Account Transactions

Effective Date	Posted Date	Description	Debit	Credit	Balance
		79802L85.1 - Continued			
	30 Aug	Tfr From 79802S85		\$162.46	-\$96,434.15
		Pp Ref-Loan Payment			
	31 Aug	Loan Interest	\$393.36		-\$96,827.51
		Offset Benefit Of \$151.87			
	06 Sep	Tfr From 79802S85		\$162.46	-\$96,665.05
		Pp Ref-Loan Payment			
	13 Sep	Tfr From 79802S85		\$162.46	-\$96,502.59
		Pp Ref-Loan Payment			
	20 Sep	Tfr From 79802S85		\$162.46	-\$96,340.13
		Pp Ref-Loan Payment			
	27 Sep	Tfr From 79802S85		\$162.46	-\$96,177.67
		Pp Ref-Loan Payment			
	30 Sep	Loan Interest	\$379.52		-\$96,557.19
		Offset Benefit Of \$146.41			
	30 Sep	Current Balance			-\$96,557.19

M011357



We've made some important updates

We've updated our Privacy Policy with information about:

- How we collect activity and preference information, use information to better understand preferences and interests and tailor the marketing and information we provide;
- When we collect sensitive information i.e. when we have consent or are legally required or allowed to;
- Who we collect personal information from, including third parties we have partnered with;
- How we engage third parties to collect personal information through our website and elsewhere on the internet to provide analytics services and target ads;
- Who we provide personal information to, including selected third parties to provide products and services, deliver technology or support, refer new customers or assist with marketing and data analysis; and
- The ways in which we might contact you, including via email, SMS, social media and other digital platforms.

We have also incorporated our Australian Unity Bank Privacy and Credit Reporting Policy into our Privacy Policy so all Australian Unity group companies operate under the one policy. We encourage you to read the entire Privacy Policy at www.australianunity.com.au/privacy-policy, to understand how we handle your personal information.

We've also made changes to our Accounts and Access Facilities Terms of Use document, effective from 2 September 2019. A high level summary of the changes is below:

- We've updated clause '4. Australian Unity Ltd Membership' which details how you may become a member of Australian Unity Limited;
- We've added a new clause '10.3 When We May Seek Additional Information from You';
- We've updated clause '25. Closing Accounts and Cancelling Access Facilities' to more clearly reflect what happens if we need to close one of your accounts or access facilities.

The purpose of these changes are to protect our customers' accounts where we have a reasonable belief that they may be the victim of a scam, elder abuse, financial abuse, or where there is a dispute between joint owners of an account. It is also to comply with legal requirements to obtain information from you, for example, about whether you are a tax resident of another country, to confirm your identity, or to provide information regarding a transaction you are making or have made.

We encourage you to update yourself with the Terms of Use document available at www.australianunity.com.au/banking/terms-and-conditions.

Do you have a question?

If you have any questions about this notice please visit our website at www.australianunity.com.au/banking or call us on 1300 790 740, we're here Monday to Friday - 8.30am to 5.30pm (AEST).



036-11425

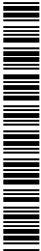
Ms A L Leahy
23 Cooyar Street
ASPLEY QLD 4034

Statement Period	01 Oct 19 - 31 Dec 19
Customer Number	79800
Statement Number	13
BSB	803-228

Account Summary

Account Type	Opening Balance	Total Debits	Total Credits	Closing Balance
79802S85 - 100% Offset To L85.1	\$26,083.69	\$6,894.03	\$7,570.44	\$26,760.10
79802L85 - Commercial Lending	-\$236,450.13	\$3,521.16	\$4,782.05	-\$235,189.24
79802L85.1 - Commercial Lending	-\$96,557.19	\$1,207.35	\$2,111.98	-\$95,652.56

L011425



MEMBER



CUSTOMER
OWNED
BANKING
ASSOCIATION

Account Transactions

Effective Date	Posted Date	Description	Debit	Credit	Balance
79802S85 - 100% offset to L85.1					
Account Holder(s) - Emerald Skies Pty Ltd ATF ARC Super Fund					
01 Oct		Opening Balance			\$26,083.69
04 Oct		Tfr To 79802L85	\$367.85		\$25,715.84
		Pp Ref-Loan Payment			
04 Oct		Tfr To 79802L85.1	\$162.46		\$25,553.38
		Pp Ref-Loan Payment			
11 Oct		Tfr To 79802L85	\$367.85		\$25,185.53
		Pp Ref-Loan Payment			
11 Oct		Tfr To 79802L85.1	\$162.46		\$25,023.07
		Pp Ref-Loan Payment			
18 Oct		Tfr To 79802L85	\$367.85		\$24,655.22
		Pp Ref-Loan Payment			
18 Oct		Tfr To 79802L85.1	\$162.46		\$24,492.76
		Pp Ref-Loan Payment			
25 Oct		Tfr To 79802L85	\$367.85		\$24,124.91
		Pp Ref-Loan Payment			
25 Oct		Tfr To 79802L85.1	\$162.46		\$23,962.45
		Pp Ref-Loan Payment			
01 Nov		Tfr To 79802L85	\$367.85		\$23,594.60
		Pp Ref-Loan Payment			
01 Nov		Tfr To 79802L85.1	\$162.46		\$23,432.14
		Pp Ref-Loan Payment			
08 Nov		Tfr To 79802L85	\$367.85		\$23,064.29
		Pp Ref-Loan Payment			
08 Nov		Tfr To 79802L85.1	\$162.46		\$22,901.83
		Pp Ref-Loan Payment			
15 Nov		Tfr To 79802L85	\$367.85		\$22,533.98
		Pp Ref-Loan Payment			
15 Nov		Tfr To 79802L85.1	\$162.46		\$22,371.52
		Pp Ref-Loan Payment			
22 Nov		Tfr To 79802L85	\$367.85		\$22,003.67
		Pp Ref-Loan Payment			
22 Nov		Tfr To 79802L85.1	\$162.46		\$21,841.21
		Pp Ref-Loan Payment			
29 Nov		Tfr To 79802L85	\$367.85		\$21,473.36
		Pp Ref-Loan Payment			
29 Nov		Tfr To 79802L85.1	\$162.46		\$21,310.90
		Pp Ref-Loan Payment			
06 Dec		Tfr To 79802L85	\$367.85		\$20,943.05
		Pp Ref-Loan Payment			
06 Dec		Tfr To 79802L85.1	\$162.46		\$20,780.59
		Pp Ref-Loan Payment			
13 Dec		Tfr To 79802L85	\$367.85		\$20,412.74
		Pp Ref-Loan Payment			
13 Dec		Tfr To 79802L85.1	\$162.46		\$20,250.28
		Pp Ref-Loan Payment			
19 Dec		Direct Credit		\$7,570.44	\$27,820.72
		From: L240 Ref: Rent Sept-Nov 2019			
20 Dec		Tfr To 79802L85	\$367.85		\$27,452.87
		Pp Ref-Loan Payment			
20 Dec		Tfr To 79802L85.1	\$162.46		\$27,290.41
		Pp Ref-Loan Payment			
27 Dec		Tfr To 79802L85	\$367.85		\$26,922.56
		Pp Ref-Loan Payment			
27 Dec		Tfr To 79802L85.1	\$162.46		\$26,760.10
		Pp Ref-Loan Payment			

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1011425



Account Transactions

Effective Date	Posted Date	Description	Debit	Credit	Balance
		79802S85 - Continued			
	31 Dec	Current Balance			\$26,760.10
		79802L85 - COMMERCIAL LENDING (5.94% P.A.)			
		Account Holder(s) - Emerald Skies Pty Ltd			
	01 Oct	Opening Balance			-\$236,450.13
04 Oct		Tfr From 79802S85		\$367.85	-\$236,082.28
		Pp Ref-Loan Payment			
11 Oct		Tfr From 79802S85		\$367.85	-\$235,714.43
		Pp Ref-Loan Payment			
18 Oct		Tfr From 79802S85		\$367.85	-\$235,346.58
		Pp Ref-Loan Payment			
25 Oct		Tfr From 79802S85		\$367.85	-\$234,978.73
		Pp Ref-Loan Payment			
31 Oct		Loan Interest	\$1,188.68		-\$236,167.41
01 Nov		Tfr From 79802S85		\$367.85	-\$235,799.56
		Pp Ref-Loan Payment			
08 Nov		Tfr From 79802S85		\$367.85	-\$235,431.71
		Pp Ref-Loan Payment			
15 Nov		Tfr From 79802S85		\$367.85	-\$235,063.86
		Pp Ref-Loan Payment			
22 Nov		Tfr From 79802S85		\$367.85	-\$234,696.01
		Pp Ref-Loan Payment			
29 Nov		Tfr From 79802S85		\$367.85	-\$234,328.16
		Pp Ref-Loan Payment			
30 Nov		Loan Interest	\$1,148.23		-\$235,476.39
06 Dec		Tfr From 79802S85		\$367.85	-\$235,108.54
		Pp Ref-Loan Payment			
13 Dec		Tfr From 79802S85		\$367.85	-\$234,740.69
		Pp Ref-Loan Payment			
20 Dec		Tfr From 79802S85		\$367.85	-\$234,372.84
		Pp Ref-Loan Payment			
27 Dec		Tfr From 79802S85		\$367.85	-\$234,004.99
		Pp Ref-Loan Payment			
31 Dec		Loan Interest	\$1,184.25		-\$235,189.24
31 Dec		Current Balance			-\$235,189.24
		79802L85.1 - COMMERCIAL LENDING (6.63% P.A.)			
		Account Holder(s) - Emerald Skies Pty Ltd			
	01 Oct	Opening Balance			-\$96,557.19
04 Oct		Tfr From 79802S85		\$162.46	-\$96,394.73
		Pp Ref-Loan Payment			
11 Oct		Tfr From 79802S85		\$162.46	-\$96,232.27
		Pp Ref-Loan Payment			
18 Oct		Tfr From 79802S85		\$162.46	-\$96,069.81
		Pp Ref-Loan Payment			
25 Oct		Tfr From 79802S85		\$162.46	-\$95,907.35
		Pp Ref-Loan Payment			
31 Oct		Loan Interest	\$401.51		-\$96,308.86
		Offset Benefit Of \$140.13			
01 Nov		Tfr From 79802S85		\$162.46	-\$96,146.40
		Pp Ref-Loan Payment			
08 Nov		Tfr From 79802S85		\$162.46	-\$95,983.94
		Pp Ref-Loan Payment			
15 Nov		Tfr From 79802S85		\$162.46	-\$95,821.48
		Pp Ref-Loan Payment			
22 Nov		Tfr From 79802S85		\$162.46	-\$95,659.02
		Pp Ref-Loan Payment			
29 Nov		Tfr From 79802S85		\$162.46	-\$95,496.56
		Pp Ref-Loan Payment			
30 Nov		Loan Interest	\$399.59		-\$95,896.15
		Offset Benefit Of \$122.87			
06 Dec		Tfr From 79802S85		\$162.46	-\$95,733.69
		Pp Ref-Loan Payment			
13 Dec		Tfr From 79802S85		\$162.46	-\$95,571.23

Account Transactions

Effective Date	Posted Date	Description	Debit	Credit	Balance
		79802L85.1 - Continued			
		Pp Ref-Loan Payment			
	20 Dec	Tfr From 79802S85		\$162.46	-\$95,408.77
		Pp Ref-Loan Payment			
	27 Dec	Tfr From 79802S85		\$162.46	-\$95,246.31
		Pp Ref-Loan Payment			
	31 Dec	Loan Interest	\$406.25		-\$95,652.56
		Offset Benefit Of \$131.91			
	31 Dec	Current Balance			-\$95,652.56

M011425





036-11431

Ms A L Leahy
23 Cooyar Street
ASPLEY QLD 4034

Statement Period	01 Jan 20 - 31 Mar 20
Customer Number	79800
Statement Number	14
BSB	803-228

Account Summary

Account Type	Opening Balance	Total Debits	Total Credits	Closing Balance
79802S85 - 100% Offset To L85.1	\$26,760.10	\$17,406.71	\$10,838.69	\$20,192.08
79802L85 - Commercial Lending	-\$235,189.24	\$3,472.82	\$4,795.73	-\$233,866.33
79802L85.1 - Commercial Lending	-\$95,652.56	\$1,089.54	\$2,111.98	-\$94,630.12

L011431



MEMBER



CUSTOMER
OWNED
BANKING
ASSOCIATION

Account Transactions

Effective Date	Posted Date	Description	Debit	Credit	Balance
79802S85 - 100% offset to L85.1					
Account Holder(s) - Emerald Skies Pty Ltd ATF ARC Super Fund					
01 Jan		Opening Balance			\$26,760.10
03 Jan		Tfr To 79802L85	\$367.85		\$26,392.25
		Pp Ref-Loan Payment			
03 Jan		Tfr To 79802L85.1	\$162.46		\$26,229.79
		Pp Ref-Loan Payment			
06 Jan		Direct Credit		\$3,012.93	\$29,242.72
		From: L240 Ref: Rent Dec 2019			
10 Jan		Tfr To 79802L85	\$367.85		\$28,874.87
		Pp Ref-Loan Payment			
10 Jan		Tfr To 79802L85.1	\$162.46		\$28,712.41
		Pp Ref-Loan Payment			
17 Jan		Tfr To 79802L85	\$367.85		\$28,344.56
		Pp Ref-Loan Payment			
17 Jan		Tfr To 79802L85.1	\$162.46		\$28,182.10
		Pp Ref-Loan Payment			
24 Jan		Tfr To 79802L85	\$367.85		\$27,814.25
		Pp Ref-Loan Payment			
24 Jan		Tfr To 79802L85.1	\$162.46		\$27,651.79
		Pp Ref-Loan Payment			
31 Jan		Tfr To 79802L85	\$367.85		\$27,283.94
		Pp Ref-Loan Payment			
31 Jan		Tfr To 79802L85.1	\$162.46		\$27,121.48
		Pp Ref-Loan Payment			
03 Feb		Tfr To 4.3.7	\$499.00		\$26,622.48
		To-Fixed Loans Fee Ref-Interest Type			
		Switch Fee			
07 Feb		Tfr To 79802L85	\$369.56		\$26,252.92
		Pp Ref-Loan Payment			
07 Feb		Tfr To 79802L85.1	\$162.46		\$26,090.46
		Pp Ref-Loan Payment			
07 Feb		Direct Credit		\$1,653.09	\$27,743.55
		From: Rent Jan 2020 Ref: Rent Jan 2020			
07 Feb		Direct Credit		\$3,680.07	\$31,423.62
		From: Bgm Projects Ref: Super Septdec 2019			
14 Feb		Tfr To 79802L85	\$369.56		\$31,054.06
		Pp Ref-Loan Payment			
14 Feb		Tfr To 79802L85.1	\$162.46		\$30,891.60
		Pp Ref-Loan Payment			
21 Feb		Tfr To 79802L85	\$369.56		\$30,522.04
		Pp Ref-Loan Payment			
21 Feb		Tfr To 79802L85.1	\$162.46		\$30,359.58
		Pp Ref-Loan Payment			
28 Feb		Tfr To 79802L85	\$369.56		\$29,990.02
		Pp Ref-Loan Payment			
28 Feb		Tfr To 79802L85.1	\$162.46		\$29,827.56
		Pp Ref-Loan Payment			
06 Mar		Tfr To 79802L85	\$369.56		\$29,458.00
		Pp Ref-Loan Payment			
06 Mar		Tfr To 79802L85.1	\$162.46		\$29,295.54
		Pp Ref-Loan Payment			
06 Mar		Direct Credit		\$2,492.60	\$31,788.14
		From: Ascot Crescent Ref: Rent Feb 2020			
13 Mar		Tfr To 79802L85	\$369.56		\$31,418.58
		Pp Ref-Loan Payment			

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1011431



Account Transactions

Effective Date	Posted Date	Description	Debit	Credit	Balance
		79802S85 - Continued			
	13 Mar	Tfr To 79802L85.1	\$162.46		\$31,256.12
		Pp Ref-Loan Payment			
	20 Mar	Tfr To 79802L85	\$369.56		\$30,886.56
		Pp Ref-Loan Payment			
	20 Mar	Tfr To 79802L85.1	\$162.46		\$30,724.10
		Pp Ref-Loan Payment			
	25 Mar	Npp To Arc Business	\$10,000.00		\$20,724.10
		Ibank 084102 810638540 Ref-Tnfer Aus			
		Unity To Nab			
		Business A/C			
	27 Mar	Tfr To 79802L85	\$369.56		\$20,354.54
		Pp Ref-Loan Payment			
	27 Mar	Tfr To 79802L85.1	\$162.46		\$20,192.08
		Pp Ref-Loan Payment			
	31 Mar	Current Balance			\$20,192.08
		79802L85 - COMMERCIAL LENDING (5.99% P.A.)			
		Account Holder(s) - Emerald Skies Pty Ltd			
	01 Jan	Opening Balance			-\$235,189.24
	03 Jan	Tfr From 79802S85		\$367.85	-\$234,821.39
		Pp Ref-Loan Payment			
	10 Jan	Tfr From 79802S85		\$367.85	-\$234,453.54
		Pp Ref-Loan Payment			
	17 Jan	Tfr From 79802S85		\$367.85	-\$234,085.69
		Pp Ref-Loan Payment			
	24 Jan	Tfr From 79802S85		\$367.85	-\$233,717.84
		Pp Ref-Loan Payment			
	31 Jan	Tfr From 79802S85		\$367.85	-\$233,349.99
		Pp Ref-Loan Payment			
	31 Jan	Loan Interest	\$1,178.79		-\$234,528.78
	02 Feb	From 5.940% (F) To 6.430% (V) Rate			
		Altered			
	03 Feb	From 6.430% (V) To 5.990% (F) Rate			
		Altered			
02 Feb	04 Feb	From 5.940% (F) To 5.990% (F) Rate			
		Altered			
	04 Feb	From 367.85 To 369.56 Due 07Feb2020			
		Payment Altered			
	07 Feb	Tfr From 79802S85		\$369.56	-\$234,159.22
		Pp Ref-Loan Payment			
	14 Feb	Tfr From 79802S85		\$369.56	-\$233,789.66
		Pp Ref-Loan Payment			
	21 Feb	Tfr From 79802S85		\$369.56	-\$233,420.10
		Pp Ref-Loan Payment			
	28 Feb	Tfr From 79802S85		\$369.56	-\$233,050.54
		Pp Ref-Loan Payment			
	29 Feb	Loan Interest	\$1,109.77		-\$234,160.31
	06 Mar	Tfr From 79802S85		\$369.56	-\$233,790.75
		Pp Ref-Loan Payment			
	13 Mar	Tfr From 79802S85		\$369.56	-\$233,421.19
		Pp Ref-Loan Payment			
	20 Mar	Tfr From 79802S85		\$369.56	-\$233,051.63
		Pp Ref-Loan Payment			
	27 Mar	Tfr From 79802S85		\$369.56	-\$232,682.07
		Pp Ref-Loan Payment			
	31 Mar	Loan Interest	\$1,184.26		-\$233,866.33
	31 Mar	Current Balance			-\$233,866.33
		79802L85.1 - COMMERCIAL LENDING (6.63% P.A.)			
		Account Holder(s) - Emerald Skies Pty Ltd			
	01 Jan	Opening Balance			-\$95,652.56
	03 Jan	Tfr From 79802S85		\$162.46	-\$95,490.10
		Pp Ref-Loan Payment			
	10 Jan	Tfr From 79802S85		\$162.46	-\$95,327.64

Account Transactions

Effective Date	Posted Date	Description	Debit	Credit	Balance
		79802L85.1 - Continued			
		Pp Ref-Loan Payment			
17 Jan		Tfr From 79802S85		\$162.46	-\$95,165.18
		Pp Ref-Loan Payment			
24 Jan		Tfr From 79802S85		\$162.46	-\$95,002.72
		Pp Ref-Loan Payment			
31 Jan		Tfr From 79802S85		\$162.46	-\$94,840.26
		Pp Ref-Loan Payment			
31 Jan		Loan Interest	\$377.68		-\$95,217.94
		Offset Benefit Of \$157.26			
07 Feb		Tfr From 79802S85		\$162.46	-\$95,055.48
		Pp Ref-Loan Payment			
14 Feb		Tfr From 79802S85		\$162.46	-\$94,893.02
		Pp Ref-Loan Payment			
21 Feb		Tfr From 79802S85		\$162.46	-\$94,730.56
		Pp Ref-Loan Payment			
28 Feb		Tfr From 79802S85		\$162.46	-\$94,568.10
		Pp Ref-Loan Payment			
29 Feb		Loan Interest	\$341.29		-\$94,909.39
		Offset Benefit Of \$157.44			
06 Mar		Tfr From 79802S85		\$162.46	-\$94,746.93
		Pp Ref-Loan Payment			
13 Mar		Tfr From 79802S85		\$162.46	-\$94,584.47
		Pp Ref-Loan Payment			
20 Mar		Tfr From 79802S85		\$162.46	-\$94,422.01
		Pp Ref-Loan Payment			
27 Mar		Tfr From 79802S85		\$162.46	-\$94,259.55
		Pp Ref-Loan Payment			
31 Mar		Loan Interest	\$370.57		-\$94,630.12
		Offset Benefit Of \$160.58			
31 Mar		Current Balance			-\$94,630.12

M011431





036-11423

Ms A L Leahy
23 Cooyar Street
ASPLEY QLD 4034

Statement Period	01 Apr 20 - 30 Jun 20
Customer Number	79800
Statement Number	15
BSB	803-228

Account Summary

Account Type	Opening Balance	Total Debits	Total Credits	Closing Balance
79802S85 - 100% Offset To L85.1	\$20,192.08	\$6,916.26	\$18,884.40	\$32,160.22
79802L85 - Commercial Lending	-\$233,866.33	\$3,463.20	\$4,804.28	-\$232,525.25
79802L85.1 - Commercial Lending	-\$94,630.12	\$1,101.95	\$2,111.98	-\$93,620.09

L011423



MEMBER



CUSTOMER OWNED
BANKING
ASSOCIATION

Account Transactions

Effective Date	Posted Date	Description	Debit	Credit	Balance
79802S85 - 100% offset to L85.1					
Account Holder(s) - Emerald Skies Pty Ltd ATF ARC Super Fund					
01 Apr		Opening Balance			\$20,192.08
03 Apr		Tfr To 79802L85	\$369.56		\$19,822.52
		Pp Ref-Loan Payment			
03 Apr		Tfr To 79802L85.1	\$162.46		\$19,660.06
		Pp Ref-Loan Payment			
03 Apr		Direct Credit		\$2,172.61	\$21,832.67
		From: L240 Ref: Rent March 2020			
09 Apr		Tfr To 79802L85	\$369.56		\$21,463.11
		Pp Ref-Loan Payment			
09 Apr		Tfr To 79802L85.1	\$162.46		\$21,300.65
		Pp Ref-Loan Payment			
17 Apr		Tfr To 79802L85	\$369.56		\$20,931.09
		Pp Ref-Loan Payment			
17 Apr		Tfr To 79802L85.1	\$162.46		\$20,768.63
		Pp Ref-Loan Payment			
17 Apr		Direct Credit		\$2,805.26	\$23,573.89
		From: Super Jan-Mar Ref: Super Jan-Mar 2020			
24 Apr		Tfr To 79802L85	\$369.56		\$23,204.33
		Pp Ref-Loan Payment			
24 Apr		Tfr To 79802L85.1	\$162.46		\$23,041.87
		Pp Ref-Loan Payment			
01 May		Tfr To 79802L85	\$369.56		\$22,672.31
		Pp Ref-Loan Payment			
01 May		Tfr To 79802L85.1	\$162.46		\$22,509.85
		Pp Ref-Loan Payment			
08 May		Tfr To 79802L85	\$369.56		\$22,140.29
		Pp Ref-Loan Payment			
08 May		Tfr To 79802L85.1	\$162.46		\$21,977.83
		Pp Ref-Loan Payment			
11 May		Direct Credit		\$1,599.09	\$23,576.92
		From: Arc Super Fund Ref: Tnfr Rent April 20			
15 May		Tfr To 79802L85	\$369.56		\$23,207.36
		Pp Ref-Loan Payment			
15 May		Tfr To 79802L85.1	\$162.46		\$23,044.90
		Pp Ref-Loan Payment			
22 May		Tfr To 79802L85	\$369.56		\$22,675.34
		Pp Ref-Loan Payment			
22 May		Tfr To 79802L85.1	\$162.46		\$22,512.88
		Pp Ref-Loan Payment			
22 May		Direct Credit		\$10,000.00	\$32,512.88
		From: Return Trnfer Ref: Return Trnfer			
29 May		Tfr To 79802L85	\$369.56		\$32,143.32
		Pp Ref-Loan Payment			
29 May		Tfr To 79802L85.1	\$162.46		\$31,980.86
		Pp Ref-Loan Payment			
02 Jun		Direct Credit		\$2,307.44	\$34,288.30
		From: Rent May 2020 Ref: Rent May 2020			
05 Jun		Tfr To 79802L85	\$369.56		\$33,918.74
		Pp Ref-Loan Payment			
05 Jun		Tfr To 79802L85.1	\$162.46		\$33,756.28
		Pp Ref-Loan Payment			
12 Jun		Tfr To 79802L85	\$369.56		\$33,386.72
		Pp Ref-Loan Payment			

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1011423



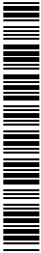
Account Transactions

Effective Date	Posted Date	Description	Debit	Credit	Balance
		79802S85 - Continued			
	12 Jun	Tfr To 79802L85.1	\$162.46		\$33,224.26
		Pp Ref-Loan Payment			
	19 Jun	Tfr To 79802L85	\$369.56		\$32,854.70
		Pp Ref-Loan Payment			
	19 Jun	Tfr To 79802L85.1	\$162.46		\$32,692.24
		Pp Ref-Loan Payment			
	26 Jun	Tfr To 79802L85	\$369.56		\$32,322.68
		Pp Ref-Loan Payment			
	26 Jun	Tfr To 79802L85.1	\$162.46		\$32,160.22
		Pp Ref-Loan Payment			
	30 Jun	Current Balance			\$32,160.22
		79802L85 - COMMERCIAL LENDING (5.99% P.A.)			
		Account Holder(s) - Emerald Skies Pty Ltd			
	01 Apr	Opening Balance			-\$233,866.33
	03 Apr	Tfr From 79802S85		\$369.56	-\$233,496.77
		Pp Ref-Loan Payment			
	09 Apr	Tfr From 79802S85		\$369.56	-\$233,127.21
		Pp Ref-Loan Payment			
	17 Apr	Tfr From 79802S85		\$369.56	-\$232,757.65
		Pp Ref-Loan Payment			
	24 Apr	Tfr From 79802S85		\$369.56	-\$232,388.09
		Pp Ref-Loan Payment			
	30 Apr	Loan Interest	\$1,143.95		-\$233,532.04
	01 May	Tfr From 79802S85		\$369.56	-\$233,162.48
		Pp Ref-Loan Payment			
	08 May	Tfr From 79802S85		\$369.56	-\$232,792.92
		Pp Ref-Loan Payment			
	15 May	Tfr From 79802S85		\$369.56	-\$232,423.36
		Pp Ref-Loan Payment			
	22 May	Tfr From 79802S85		\$369.56	-\$232,053.80
		Pp Ref-Loan Payment			
	29 May	Tfr From 79802S85		\$369.56	-\$231,684.24
		Pp Ref-Loan Payment			
	31 May	Loan Interest	\$1,179.68		-\$232,863.92
	05 Jun	Tfr From 79802S85		\$369.56	-\$232,494.36
		Pp Ref-Loan Payment			
	12 Jun	Tfr From 79802S85		\$369.56	-\$232,124.80
		Pp Ref-Loan Payment			
	19 Jun	Tfr From 79802S85		\$369.56	-\$231,755.24
		Pp Ref-Loan Payment			
	26 Jun	Tfr From 79802S85		\$369.56	-\$231,385.68
		Pp Ref-Loan Payment			
	30 Jun	Loan Interest	\$1,139.57		-\$232,525.25
	30 Jun	Current Balance			-\$232,525.25
		79802L85.1 - COMMERCIAL LENDING (6.63% P.A.)			
		Account Holder(s) - Emerald Skies Pty Ltd			
	01 Apr	Opening Balance			-\$94,630.12
	03 Apr	Tfr From 79802S85		\$162.46	-\$94,467.66
		Pp Ref-Loan Payment			
	09 Apr	Tfr From 79802S85		\$162.46	-\$94,305.20
		Pp Ref-Loan Payment			
	17 Apr	Tfr From 79802S85		\$162.46	-\$94,142.74
		Pp Ref-Loan Payment			
	24 Apr	Tfr From 79802S85		\$162.46	-\$93,980.28
		Pp Ref-Loan Payment			
	30 Apr	Loan Interest	\$391.15		-\$94,371.43
		Offset Benefit Of \$121.02			
	01 May	Tfr From 79802S85		\$162.46	-\$94,208.97
		Pp Ref-Loan Payment			
	08 May	Tfr From 79802S85		\$162.46	-\$94,046.51
		Pp Ref-Loan Payment			
	15 May	Tfr From 79802S85		\$162.46	-\$93,884.05

Account Transactions

Effective Date	Posted Date	Description	Debit	Credit	Balance
		79802L85.1 - Continued			
		Pp Ref-Loan Payment			
	22 May	Tfr From 79802S85		\$162.46	-\$93,721.59
		Pp Ref-Loan Payment			
	29 May	Tfr From 79802S85		\$162.46	-\$93,559.13
		Pp Ref-Loan Payment			
	31 May	Loan Interest	\$382.05		-\$93,941.18
		Offset Benefit Of \$145.40			
	05 Jun	Tfr From 79802S85		\$162.46	-\$93,778.72
		Pp Ref-Loan Payment			
	12 Jun	Tfr From 79802S85		\$162.46	-\$93,616.26
		Pp Ref-Loan Payment			
	19 Jun	Tfr From 79802S85		\$162.46	-\$93,453.80
		Pp Ref-Loan Payment			
	26 Jun	Tfr From 79802S85		\$162.46	-\$93,291.34
		Pp Ref-Loan Payment			
	30 Jun	Loan Interest	\$328.75		-\$93,620.09
		Offset Benefit Of \$179.94			
	30 Jun	Current Balance			-\$93,620.09

M011423





3/211 Leitchs Road, Brendale, QLD 4500, AUSTRALIA
Ph: 0429964587 Fax:

Income & Expenditure Summary

Alex Leahy
23 Cooyar Street
Aspley QLD 4034

Total electrical = \$198 + \$198 (F29) = \$396

Total Management Fees = \$1,483.28 + \$1,201.2 (F29) = \$2,682.68

Total pest control = \$350 + \$350 (F29) = \$700

Date 1/07/2019 to 30/06/2020

From Statement: 21 (3/06/2019)
To Statement: 32 (2/06/2020)

Sapphire Skies Pty Ltd (ID: 12)

	Debit	Credit	Total
Opening Balance			\$0.00
Owner Contributions			\$0.00

Residential Properties

1/45 Ascot Crescent, Kallangur, QLD 4503

Property Income

Residential Rent	\$0.00	\$19,240.00	\$19,240.00
Water Usage	\$0.00	\$241.66	\$241.66
	\$0.00	\$19,481.66	\$19,481.66

(GST Total: \$0.00)

Property Expenses

Electrical	\$180.00	\$0.00	\$180.00
+ GST	\$18.00	\$0.00	\$18.00
Pest Control	\$318.18	\$0.00	\$318.18
+ GST	\$31.82	\$0.00	\$31.82
Residential Management Fee	\$1,346.80	\$0.00	\$1,346.80
+ GST	\$134.68	\$0.00	\$134.68
	\$2,029.48	\$0.00	\$2,029.48

(GST Total: \$184.50)

PROPERTY BALANCE: \$17,452.18

(GST Balance: -\$184.50)

2/45 Ascot Crescent, Kallangur, QLD 4503

Property Income

Residential Rent	\$0.00	\$15,600.00	\$15,600.00
Water Usage	\$0.00	\$100.70	\$100.70
	\$0.00	\$15,700.70	\$15,700.70

(GST Total: \$0.00)

Report shows all transactions reported on statements created within reporting period.



Rhino Property Management Pty Ltd ABN 21 607 523 302
Corp. Licence Number: 3994425 Licensee Name & Number: Matthew Bond 3994424

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Page 1 of 2



3/211 Leitchs Road, Brendale, QLD 4500, AUSTRALIA
Ph: 0429964587 Fax:

Income & Expenditure Summary

Property Expenses

Electrical	\$180.00	\$0.00	\$180.00	↑	
+ GST	\$18.00	\$0.00	\$18.00	↓	\$198
Pest Control	\$318.18	\$0.00	\$318.18	↑	
+ GST	\$31.82	\$0.00	\$31.82	↓	\$350
Residential Management Fee	\$1,092.00	\$0.00	\$1,092.00	↑	
+ GST	\$109.20	\$0.00	\$109.20	↓	\$1,201.2
	\$1,749.20	\$0.00	\$1,749.20		

(GST Total: \$159.02)

PROPERTY BALANCE: \$13,951.50

(GST Balance: -\$159.02)

Ownership Expenses & Payments

Owner Expenses

Administration Fee	\$60.00	\$0.00	\$60.00	↑	
+ GST	\$6.00	\$0.00	\$6.00	↓	\$66
	\$66.00	\$0.00	\$66.00		

(GST Total: \$6.00)

Owner Payments

Sapphire Skies Pty Ltd			\$31,337.68		
			\$31,337.68		

CLOSING BALANCE: \$0.00

Report shows all transactions reported on statements created within reporting period.



Rhino Property Management Pty Ltd ABN 21 607 523 302
Corp. Licence Number: 3994425 Licensee Name & Number: Matthew Bond 3994424

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Page 2 of 2



Rhino Property Management Pty Ltd
3/211 Leitchs Road, Brendale, QLD, 4500
Ph: 0429964587 Fax:
cath@iwantrhino.com.au

OWNERSHIP STATEMENT - Sapphire Skies Pty Ltd

Alex Leahy
23 Cooyar Street
Aspley, QLD, 4034

Tax Invoice - Statement 21

STATEMENT PERIOD	3/06/2019 - 1/07/2019
OPENING BALANCE	\$0.00
TOTAL PAYMENTS	\$2,072.14

RESIDENTIAL

1/45 Ascot Crescent, Kallangur, QLD 4503

INCOME

Kylie Hawkins & David Evans Status:

Rent \$370.00 Weekly Paid To 8/07/2019

Rent - Paid from 11/06/2019 to 17/06/2019 (Effective 17/06/2019)	\$370.00
Rent - Paid from 18/06/2019 to 24/06/2019 (Effective 24/06/2019)	\$370.00
Rent - Paid from 25/06/2019 to 01/07/2019 (Effective 01/07/2019)	\$370.00
Rent - Paid from 02/07/2019 to 08/07/2019 (Effective 08/07/2019)	\$370.00
	\$1,480.00

+1,200 = \$2,680

EXPENSE

Arctic Electrical & Air (Inv: 1575)
Air Conditioning Service (GST Paid: \$18.00)

Management Fee (GST Paid: \$2.59)

Management Fee (GST Paid: \$2.59)

Management Fee (GST Paid: \$2.59)

Management Fee (GST Paid: \$2.59)

\$198.00

\$28.49

\$28.49

\$28.49

\$28.49

\$311.96

(Incl GST: \$28.36)

BALANCE: \$1,168.04

2/45 Ascot Crescent, Kallangur, QLD 4503

INCOME

Larry Fyfe Status:

Rent \$300.00 Weekly Paid To 25/07/2019

Rent - Paid from 28/06/2019 to 25/07/2019 (Effective 25/07/2019)	\$1,200.00
	\$1,200.00

EXPENSE

Arctic Electrical & Air (Inv: 1578)
Service air Conditioning (GST Paid: \$18.00)

Management Fee (GST Paid: \$8.40)

\$198.00

\$92.40

\$290.40

(Incl GST: \$26.40)





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cath@iwantrhino.com.au

2/45 Ascot Crescent, Kallangur, QLD 4503

MONEY OUT

MONEY IN

BALANCE: \$909.60

Ownership Contributions & Expenses

MONEY OUT

MONEY IN

EXPENSE

Administration Fee (GST Paid: \$0.50)

\$5.50

\$5.50

(Incl GST: \$0.50)

CONTRIBUTION

\$0.00

BALANCE: -\$5.50

Ownership Account Balance

\$2,072.14

Ownership Payments

MONEY OUT

MONEY IN

1/07/2019 EFT to account Sapphire Skies Pty Ltd
National Australia Bank Limited (084-102 XXXX 8540)

\$2,072.14

TOTAL OWNERSHIP PAYMENTS

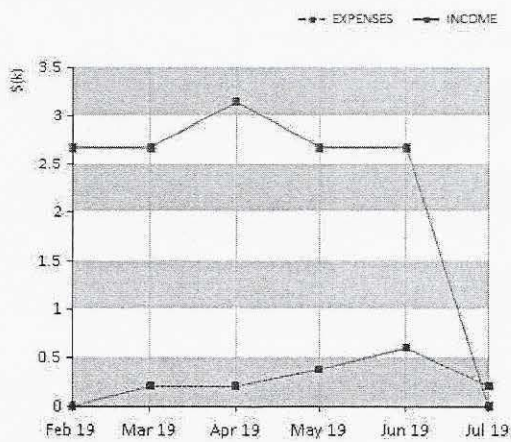
\$2,072.14

Balance Carried Forward

\$0.00

STATEMENT HISTORY

EXPENSES VS INCOME (6 MONTHS)



PAYMENT HISTORY (6 MONTHS)

	EXPENSES	INCOME	PAYMENTS
Feb 19	\$0.00	\$2,680.00	\$0.00
Mar 19	\$211.86	\$2,680.00	\$2,468.14
Apr 19	\$211.86	\$3,153.87	\$2,468.14
May 19	\$383.63	\$2,680.00	\$2,913.52
Jun 19	\$607.86	\$2,680.00	\$2,324.86
Jul 19	\$211.86	\$0.00	\$2,072.14
AVERAGE	\$271.18	\$2,312.31	\$2,041.13





OWNERSHIP STATEMENT - Sapphire Skies Pty Ltd

Alex Leahy
23 Cooyar Street
Aspley, QLD, 4034

Tax Invoice - Statement 22

STATEMENT PERIOD	1/07/2019 - 1/08/2019
OPENING BALANCE	\$0.00
TOTAL PAYMENTS	\$2,224.27

RESIDENTIAL

1/45 Ascot Crescent, Kallangur, QLD 4503

INCOME

Kylie Hawkins & David Evans Status:

Rent \$370.00 Weekly Paid To 12/08/2019

Rent - Paid from 09/07/2019 to 15/07/2019 (Effective 15/07/2019)

Inv:14100, \$75.22, Water usage 21kl 27/2/19 - 3/6/19 (GST Paid: \$0.00)

Rent - Paid from 16/07/2019 to 22/07/2019 (Effective 22/07/2019)

Rent - Paid from 23/07/2019 to 29/07/2019 (Effective 29/07/2019)

Rent - Paid from 30/07/2019 to 05/08/2019 (Effective 05/08/2019)

Rent - Paid from 06/08/2019 to 12/08/2019 (Effective 12/08/2019)

MONEY OUT

MONEY IN

\$370.00
\$75.22
\$370.00
\$370.00
\$370.00
\$370.00
\$1,925.22

EXPENSE

Flick Anticimex Pty Ltd (Inv: 402229207)

Pest control inspection (GST Paid: \$31.82)

Management Fee (GST Paid: \$2.59)

Management Fee (GST Paid: \$2.59)

Management Fee (GST Paid: \$2.59)

Management Fee (GST Paid: \$2.59)

Management Fee (GST Paid: \$2.59)

1,925.22+1.239.4=3,164.62

\$350.00

\$28.49

\$28.49

\$28.49

\$28.49

\$28.49

\$492.45

(Incl GST: \$44.77)

BALANCE: \$1,432.77

\$142.45

2/45 Ascot Crescent, Kallangur, QLD 4503

INCOME

Larry Fyfe Status:

Rent \$300.00 Weekly Paid To 22/08/2019

Inv:14101, \$39.40, water usage 11KL 27/2/19 - 3/6/19 (GST Paid: \$0.00)

Rent - Paid from 26/07/2019 to 22/08/2019 (Effective 22/08/2019)

MONEY OUT

MONEY IN

\$39.40
\$1,200.00
\$1,239.40





2/45 Ascot Crescent, Kallangur, QLD 4503	MONEY OUT	MONEY IN
EXPENSE		
Flick Anticimex Pty Ltd (Inv: 402229210)	\$350.00	
Pest Control (GST Paid: \$31.82)		
Management Fee (GST Paid: \$8.40)	\$92.40	
	\$442.40	
	(Incl GST: \$40.22)	
	BALANCE: \$797.00	

Ownership Contributions & Expenses	MONEY OUT	MONEY IN
EXPENSE		
Administration Fee (GST Paid: \$0.50)	\$5.50	
	\$5.50	
	(Incl GST: \$0.50)	
CONTRIBUTION		
		\$0.00
		BALANCE: -\$5.50

Ownership Account Balance	\$2,224.27
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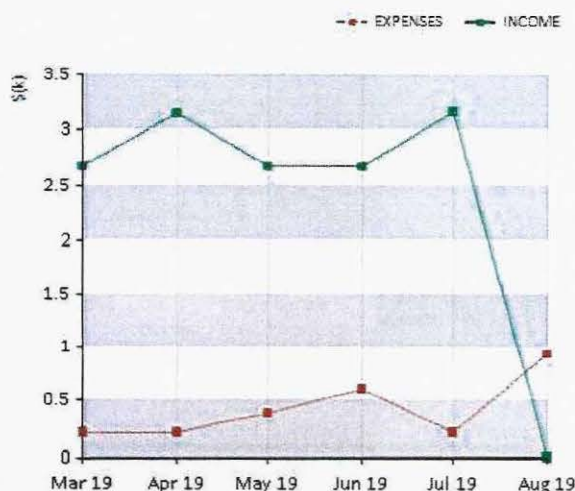
Ownership Payments	MONEY OUT	MONEY IN
1/08/2019 EFT to account Sapphire Skies Pty Ltd National Australia Bank Limited (084-102 XXXX 8540)	\$2,224.27	

TOTAL OWNERSHIP PAYMENTS	\$2,224.27
---------------------------------	-------------------

Balance Carried Forward	\$0.00
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STATEMENT HISTORY

EXPENSES VS INCOME (6 MONTHS)



PAYMENT HISTORY (6 MONTHS)

	EXPENSES	INCOME	PAYMENTS
Mar 19	\$211.86	\$2,680.00	\$2,468.14
Apr 19	\$211.86	\$3,153.87	\$2,468.14
May 19	\$383.63	\$2,680.00	\$2,913.52
Jun 19	\$607.86	\$2,680.00	\$2,324.86
Jul 19	\$211.86	\$3,164.62	\$2,072.14
Aug 19	\$940.35	\$0.00	\$2,224.27
AVERAGE	\$427.90	\$2,393.08	\$2,411.85



OWNERSHIP STATEMENT - Sapphire Skies Pty Ltd

Alex Leahy
23 Cooyar Street
Aspley, QLD, 4034

Tax Invoice - Statement 23

STATEMENT PERIOD	1/08/2019 - 2/09/2019
OPENING BALANCE	\$0.00
TOTAL PAYMENTS	\$2,468.14

RESIDENTIAL

1/45 Ascot Crescent, Kallangur, QLD 4503

INCOME

Kylie Hawkins & David Evans Status:

Rent \$370.00 Weekly Paid To 9/09/2019

Rent - Paid from 13/08/2019 to 19/08/2019 (Effective 19/08/2019)
Rent - Paid from 20/08/2019 to 26/08/2019 (Effective 26/08/2019)
Rent - Paid from 27/08/2019 to 02/09/2019 (Effective 02/09/2019)
Rent - Paid from 03/09/2019 to 09/09/2019 (Effective 09/09/2019)

MONEY OUT **MONEY IN**

\$370.00
\$370.00
\$370.00
\$370.00
\$1,480.00

1,480+1,200 = \$2,680

EXPENSE

Management Fee (GST Paid: \$2.59)
Management Fee (GST Paid: \$2.59)
Management Fee (GST Paid: \$2.59)
Management Fee (GST Paid: \$2.59)

\$28.49
\$28.49
\$28.49
\$28.49
\$113.96
(Incl GST: \$10.36)

BALANCE: \$1,366.04

2/45 Ascot Crescent, Kallangur, QLD 4503

INCOME

Larry Fyfe Status:

Rent \$300.00 Weekly Paid To 19/09/2019

Rent - Paid from 23/08/2019 to 19/09/2019 (Effective 19/09/2019)

MONEY OUT **MONEY IN**

\$1,200.00
\$1,200.00

EXPENSE

Management Fee (GST Paid: \$8.40)

\$92.40
\$92.40
(Incl GST: \$8.40)

BALANCE: \$1,107.60

Ownership Contributions & Expenses

MONEY OUT **MONEY IN**





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cath@iwantrhino.com.au

F35

Ownership Contributions & Expenses

EXPENSE

Administration Fee (GST Paid: \$0.50)

MONEY OUT

MONEY IN

\$5.50

\$5.50

(Incl GST: \$0.50)

CONTRIBUTION

\$0.00

BALANCE: -\$5.50

Ownership Account Balance

\$2,468.14

Ownership Payments

2/09/2019 EFT to account Sapphire Skies Pty Ltd
National Australia Bank Limited (084-102 XXXX 8540)

MONEY OUT

MONEY IN

\$2,468.14

TOTAL OWNERSHIP PAYMENTS

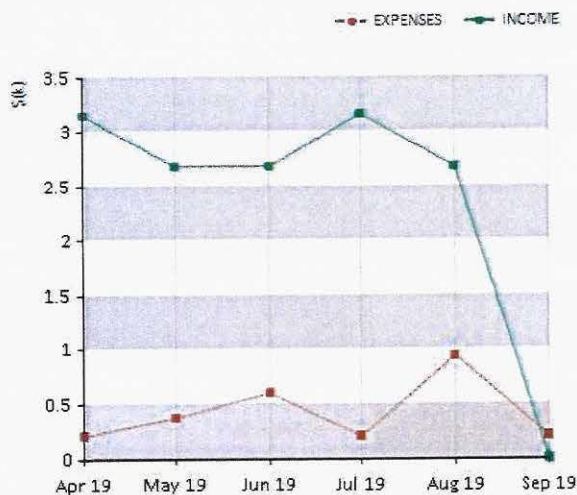
\$2,468.14

Balance Carried Forward

\$0.00

STATEMENT HISTORY

EXPENSES VS INCOME (6 MONTHS)



PAYMENT HISTORY (6 MONTHS)

	EXPENSES	INCOME	PAYMENTS
Apr 19	\$211.86	\$3,153.87	\$2,468.14
May 19	\$383.63	\$2,680.00	\$2,913.52
Jun 19	\$607.86	\$2,680.00	\$2,324.86
Jul 19	\$211.86	\$3,164.62	\$2,072.14
Aug 19	\$940.35	\$2,680.00	\$2,224.27
Sep 19	\$211.86	\$0.00	\$2,468.14
AVERAGE	\$427.90	\$2,393.08	\$2,411.85



OWNERSHIP STATEMENT - Sapphire Skies Pty Ltd

Alex Leahy
23 Cooyar Street
Aspley, QLD, 4034

Tax Invoice - Statement 24

STATEMENT PERIOD	2/09/2019 - 1/10/2019
OPENING BALANCE	\$0.00
TOTAL PAYMENTS	\$2,468.14

RESIDENTIAL

1/45 Ascot Crescent, Kallangur, QLD 4503

MONEY OUT

MONEY IN

INCOME

Kylie Hawkins & David Evans Status:

Rent \$370.00 Weekly Paid To 7/10/2019

Rent - Paid from 10/09/2019 to 16/09/2019 (Effective 16/09/2019)

\$370.00

Rent - Paid from 17/09/2019 to 23/09/2019 (Effective 23/09/2019)

\$370.00

Rent - Paid from 24/09/2019 to 30/09/2019 (Effective 30/09/2019)

\$370.00

Rent - Paid from 01/10/2019 to 07/10/2019 (Effective 07/10/2019)

\$370.00

\$1,480.00

1,480+1,200 = \$2,680

EXPENSE

Management Fee (GST Paid: \$2.59)

\$28.49

Management Fee (GST Paid: \$2.59)

\$28.49

Management Fee (GST Paid: \$2.59)

\$28.49

Management Fee (GST Paid: \$2.59)

\$28.49

\$113.96

(Incl GST: \$10.36)

BALANCE: \$1,366.04

2/45 Ascot Crescent, Kallangur, QLD 4503

MONEY OUT

MONEY IN

INCOME

Larry Fyfe Status:

Rent \$300.00 Weekly Paid To 17/10/2019

Rent - Paid from 20/09/2019 to 17/10/2019 (Effective 17/10/2019)

\$1,200.00

\$1,200.00

EXPENSE

Management Fee (GST Paid: \$8.40)

\$92.40

\$92.40

(Incl GST: \$8.40)

BALANCE: \$1,107.60

Ownership Contributions & Expenses

MONEY OUT

MONEY IN





Ownership Contributions & Expenses

EXPENSE

Administration Fee (GST Paid: \$0.50)

MONEY OUT

MONEY IN

\$5.50

\$5.50

(Incl GST: \$0.50)

\$0.00

BALANCE: -\$5.50

CONTRIBUTION

Ownership Account Balance

\$2,468.14

Ownership Payments

1/10/2019 EFT to account Sapphire Skies Pty Ltd
National Australia Bank Limited (084-102 XXXX 8540)

MONEY OUT

MONEY IN

\$2,468.14

TOTAL OWNERSHIP PAYMENTS

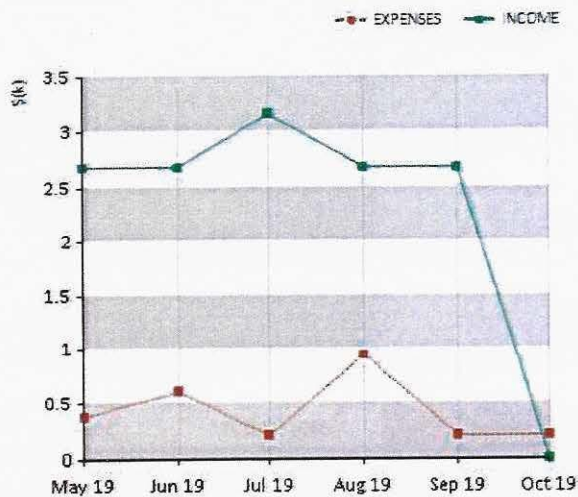
\$2,468.14

Balance Carried Forward

\$0.00

STATEMENT HISTORY

EXPENSES VS INCOME (6 MONTHS)



PAYMENT HISTORY (6 MONTHS)

	EXPENSES	INCOME	PAYMENTS
May 19	\$383.63	\$2,680.00	\$2,913.52
Jun 19	\$607.86	\$2,680.00	\$2,324.86
Jul 19	\$211.86	\$3,164.62	\$2,072.14
Aug 19	\$940.35	\$2,680.00	\$2,224.27
Sep 19	\$211.86	\$2,680.00	\$2,468.14
Oct 19	\$211.86	\$0.00	\$2,468.14
AVERAGE	\$427.90	\$2,314.10	\$2,411.85



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F38

OWNERSHIP STATEMENT - Sapphire Skies Pty Ltd

Alex Leahy
23 Cooyar Street
Aspley, QLD, 4034

Tax Invoice - Statement 25

STATEMENT PERIOD	1/10/2019 - 1/11/2019
OPENING BALANCE	\$0.00
TOTAL PAYMENTS	\$2,809.65

RESIDENTIAL

1/45 Ascot Crescent, Kallangur, QLD 4503

INCOME

Kylie Hawkins & David Evans Status:

Rent \$370.00 Weekly Paid To 11/11/2019

Rent - Paid from 08/10/2019 to 14/10/2019 (Effective 14/10/2019)
Rent - Paid from 15/10/2019 to 21/10/2019 (Effective 21/10/2019)
Rent - Paid from 22/10/2019 to 28/10/2019 (Effective 28/10/2019)
Rent - Paid from 29/10/2019 to 04/11/2019 (Effective 04/11/2019)
Rent - Paid from 05/11/2019 to 11/11/2019 (Effective 11/11/2019)

MONEY OUT

MONEY IN

\$370.00
\$370.00
\$370.00
\$370.00
\$370.00
\$1,850.00

EXPENSE

1,850+1,200 = \$3,050

Management Fee (GST Paid: \$2.59)
Management Fee (GST Paid: \$2.59)
Management Fee (GST Paid: \$2.59)
Management Fee (GST Paid: \$2.59)
Management Fee (GST Paid: \$2.59)

\$28.49
\$28.49
\$28.49
\$28.49
\$28.49
\$142.45
(Incl GST: \$12.95)

BALANCE: \$1,707.55

2/45 Ascot Crescent, Kallangur, QLD 4503

INCOME

Larry Fyfe Status:

Rent \$300.00 Weekly Paid To 14/11/2019

Rent - Paid from 18/10/2019 to 14/11/2019 (Effective 14/11/2019)

MONEY OUT

MONEY IN

\$1,200.00
\$1,200.00

EXPENSE

Management Fee (GST Paid: \$8.40)

\$92.40
\$92.40
(Incl GST: \$8.40)





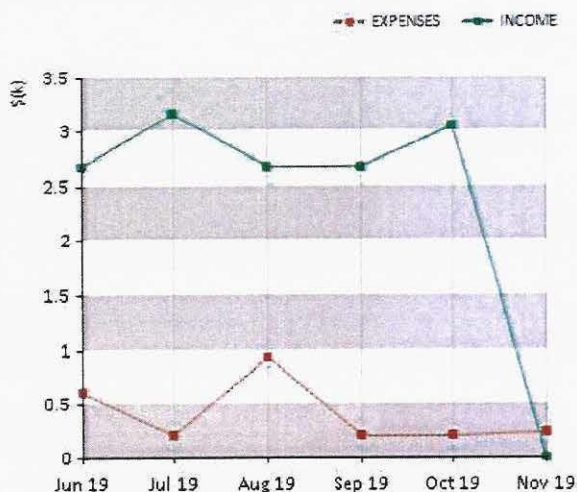
Rhino Property Management Pty Ltd
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F39

2/45 Ascot Crescent, Kallangur, QLD 4503		MONEY OUT	MONEY IN
		BALANCE: \$1,107.60	
Ownership Contributions & Expenses		MONEY OUT	MONEY IN
EXPENSE			
Administration Fee (GST Paid: \$0.50)		\$5.50	
		\$5.50	
		(Incl GST: \$0.50)	
CONTRIBUTION			
			\$0.00
		BALANCE: -\$5.50	
Ownership Account Balance		\$2,809.65	
Ownership Payments		MONEY OUT	MONEY IN
1/11/2019 EFT to account Sapphire Skies Pty Ltd National Australia Bank Limited (084-102 XXXX 8540)		\$2,809.65	
TOTAL OWNERSHIP PAYMENTS		\$2,809.65	
Balance Carried Forward		\$0.00	

STATEMENT HISTORY

EXPENSES VS INCOME (6 MONTHS)



PAYMENT HISTORY (6 MONTHS)

	EXPENSES	INCOME	PAYMENTS
Jun 19	\$607.86	\$2,680.00	\$2,324.86
Jul 19	\$211.86	\$3,164.62	\$2,072.14
Aug 19	\$940.35	\$2,680.00	\$2,224.27
Sep 19	\$211.86	\$2,680.00	\$2,468.14
Oct 19	\$211.86	\$3,050.00	\$2,468.14
Nov 19	\$240.35	\$0.00	\$2,809.65
AVERAGE	\$404.02	\$2,375.77	\$2,394.53



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OWNERSHIP STATEMENT - Sapphire Skies Pty Ltd

Alex Leahy
23 Cooyar Street
Aspley, QLD, 4034

Tax Invoice - Statement 26

STATEMENT PERIOD 1/11/2019 - 2/12/2019

OPENING BALANCE \$0.00

TOTAL PAYMENTS \$2,468.14

RESIDENTIAL

1/45 Ascot Crescent, Kallangur, QLD 4503

INCOME

Kylie Hawkins & David Evans Status:
Rent \$370.00 Weekly Paid To 9/12/2019

Rent - Paid from 12/11/2019 to 18/11/2019 (Effective 18/11/2019)

Rent - Paid from 19/11/2019 to 25/11/2019 (Effective 25/11/2019)

Rent - Paid from 26/11/2019 to 02/12/2019 (Effective 02/12/2019)

Rent - Paid from 03/12/2019 to 09/12/2019 (Effective 09/12/2019)

MONEY OUT

MONEY IN

\$370.00

\$370.00

\$370.00

\$370.00

\$1,480.00

1,480+1,200 = \$2,680

EXPENSE

Management Fee (GST Paid: \$2.59)

Management Fee (GST Paid: \$2.59)

Management Fee (GST Paid: \$2.59)

Management Fee (GST Paid: \$2.59)

\$28.49

\$28.49

\$28.49

\$28.49

\$113.96

(Incl GST: \$10.36)

BALANCE: \$1,366.04

2/45 Ascot Crescent, Kallangur, QLD 4503

INCOME

Larry Fyfe Status:
Rent \$300.00 Weekly Paid To 12/12/2019

Rent - Paid from 15/11/2019 to 12/12/2019 (Effective 12/12/2019)

\$1,200.00

\$1,200.00

EXPENSE

Management Fee (GST Paid: \$8.40)

\$92.40

\$92.40

(Incl GST: \$8.40)

BALANCE: \$1,107.60

Ownership Contributions & Expenses

MONEY OUT

MONEY IN



ABN 21 607 523 302
Corp. Licence Number: 3994425 Licensee Name & Number: Matthew Bond 3994424

Generated on 2/12/2019 4:48 PM
Page 1 of 2



Rhino Property Management Pty Ltd
3/211 Leitchs Road, Brendale, QLD, 4500
Ph: 0429964587 Fax:
cath@iwanrhino.com.au

Ownership Contributions & Expenses

EXPENSE

Administration Fee (GST Paid: \$0.50)

MONEY OUT

MONEY IN

\$5.50

\$5.50

(Incl GST: \$0.50)

\$0.00

BALANCE: -\$5.50

CONTRIBUTION

Ownership Account Balance

\$2,468.14

Ownership Payments

2/12/2019 EFT to account Sapphire Skies Pty Ltd
National Australia Bank Limited (084-102 XXXX 8540)

MONEY OUT

MONEY IN

\$2,468.14

TOTAL OWNERSHIP PAYMENTS

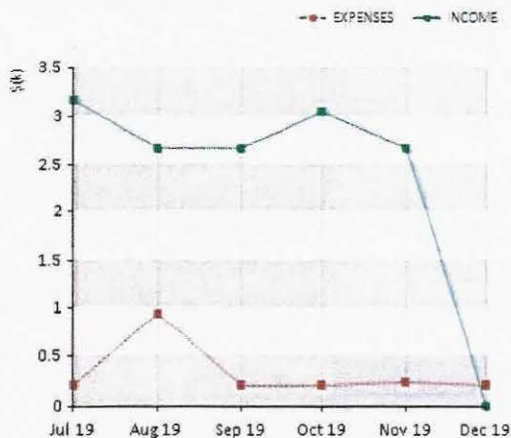
\$2,468.14

Balance Carried Forward

\$0.00

STATEMENT HISTORY

EXPENSES VS INCOME (6 MONTHS)



PAYMENT HISTORY (6 MONTHS)

	EXPENSES	INCOME	PAYMENTS
Jul 19	\$211.86	\$3,164.62	\$2,072.14
Aug 19	\$940.35	\$2,680.00	\$2,224.27
Sep 19	\$211.86	\$2,680.00	\$2,468.14
Oct 19	\$211.86	\$3,050.00	\$2,468.14
Nov 19	\$240.35	\$2,680.00	\$2,809.65
Dec 19	\$211.86	\$0.00	\$2,468.14
AVERAGE	\$338.02	\$2,375.77	\$2,418.41





Rhino Property Management Pty Ltd
3/211 Leitchs Road, Brendale, QLD, 4500
Ph: 0429964587 Fax:
cath@iwantrhino.com.au

OWNERSHIP STATEMENT - Sapphire Skies Pty Ltd

Alex Leahy
23 Cooyar Street
Aspley, QLD, 4034

Tax Invoice - Statement 27

STATEMENT PERIOD	2/12/2019 - 2/01/2020
OPENING BALANCE	\$0.00
TOTAL PAYMENTS	\$3,012.93

RESIDENTIAL

1/45 Ascot Crescent, Kallangur, QLD 4503

INCOME

Kylie Hawkins & David Evans Status:

Rent \$370.00 Weekly Paid To 13/01/2020

	MONEY OUT	MONEY IN
Rent - Paid from 10/12/2019 to 16/12/2019 (Effective 16/12/2019)		\$370.00
Rent - Paid from 17/12/2019 to 23/12/2019 (Effective 23/12/2019)		\$370.00
Rent - Paid from 24/12/2019 to 30/12/2019 (Effective 30/12/2019)		\$370.00
Inv:18767, \$81.71, Water usage 22KL 3/6/19 - 27/8/19 (GST Paid: \$0.00)		\$81.71
Inv:18768, \$84.73, Water usage 23kl 27/8/19 - 22/11/19 (GST Paid: \$0.00)		\$84.73
Rent - Paid from 31/12/2019 to 06/01/2020 (Effective 06/01/2020)		\$370.00
Rent - Paid from 07/01/2020 to 13/01/2020 (Effective 13/01/2020)		\$370.00
		\$2,016.44

EXPENSE

Management Fee (GST Paid: \$2.59)
Management Fee (GST Paid: \$2.59)
Management Fee (GST Paid: \$2.59)
Management Fee (GST Paid: \$2.59)
Management Fee (GST Paid: \$2.59)

2,016.44+1,236.84 = \$3,253.28

\$28.49
\$28.49
\$28.49
\$28.49
\$28.49
\$142.45
(Incl GST: \$12.95)
BALANCE: \$1,873.99

2/45 Ascot Crescent, Kallangur, QLD 4503

INCOME

Larry Fyfe Status:

Rent \$300.00 Weekly Paid To 9/01/2020

	MONEY OUT	MONEY IN
Rent - Paid from 13/12/2019 to 09/01/2020 (Effective 09/01/2020)		\$1,200.00
Inv:18765, \$36.84, Water usage 3/6/19 - 27/8/19 10 KL (GST Paid: \$0.00)		\$36.84
		\$1,236.84

EXPENSE



ABN 21 607 523 302
Corp. Licence Number: 3994425 Licensee Name & Number: Matthew Bond 3994424

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Page 1 of 2



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Ph: 0429964587 Fax:
cath@iwantrhino.com.au

2/45 Ascot Crescent, Kallangur, QLD 4503

Management Fee (GST Paid: \$8.40)

MONEY OUT	MONEY IN
\$92.40	
\$92.40	
(Incl GST: \$8.40)	
BALANCE: \$1,144.44	

Ownership Contributions & Expenses

EXPENSE

Administration Fee (GST Paid: \$0.50)

MONEY OUT	MONEY IN
\$5.50	
\$5.50	
(Incl GST: \$0.50)	

CONTRIBUTION

	\$0.00
BALANCE: -\$5.50	

Ownership Account Balance

\$3,012.93

Ownership Payments

2/01/2020 EFT to account Sapphire Skies Pty Ltd
National Australia Bank Limited (084-102 XXXX 8540)

MONEY OUT	MONEY IN
\$3,012.93	

TOTAL OWNERSHIP PAYMENTS

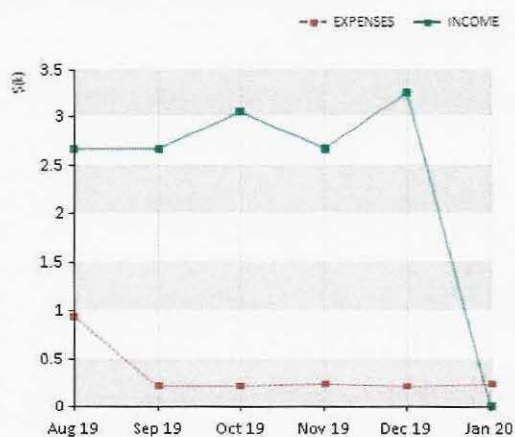
\$3,012.93

Balance Carried Forward

\$0.00

STATEMENT HISTORY

EXPENSES VS INCOME (6 MONTHS)



PAYMENT HISTORY (6 MONTHS)

	EXPENSES	INCOME	PAYMENTS
Aug 19	\$940.35	\$2,680.00	\$2,224.27
Sep 19	\$211.86	\$2,680.00	\$2,468.14
Oct 19	\$211.86	\$3,050.00	\$2,468.14
Nov 19	\$240.35	\$2,680.00	\$2,809.65
Dec 19	\$211.86	\$3,253.28	\$2,468.14
Jan 20	\$240.35	\$0.00	\$3,012.93
AVERAGE	\$342.77	\$2,390.55	\$2,575.21



Rhino Property Management Pty Ltd
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OWNERSHIP STATEMENT - Sapphire Skies Pty Ltd

Alex Leahy
23 Cooyar Street
Aspley, QLD, 4034

Tax Invoice - Statement 28

STATEMENT PERIOD	2/01/2020 - 3/02/2020
OPENING BALANCE	\$0.00
TOTAL PAYMENTS	\$2,468.14

RESIDENTIAL

1/45 Ascot Crescent, Kallangur, QLD 4503

INCOME

Kylie Hawkins & David Evans Status:

Rent \$370.00 Weekly Paid To 10/02/2020

Rent - Paid from 14/01/2020 to 20/01/2020 (Effective 20/01/2020)

Rent - Paid from 21/01/2020 to 27/01/2020 (Effective 27/01/2020)

Rent - Paid from 28/01/2020 to 03/02/2020 (Effective 03/02/2020)

Rent - Paid from 04/02/2020 to 10/02/2020 (Effective 10/02/2020)

MONEY OUT

MONEY IN

\$370.00

\$370.00

\$370.00

\$370.00

\$1,480.00

1,480+1,200 = \$2,680

EXPENSE

Management Fee (GST Paid: \$2.59)

\$28.49

Management Fee (GST Paid: \$2.59)

\$28.49

Management Fee (GST Paid: \$2.59)

\$28.49

Management Fee (GST Paid: \$2.59)

\$28.49

\$113.96

(Incl GST: \$10.36)

BALANCE: \$1,366.04

2/45 Ascot Crescent, Kallangur, QLD 4503

INCOME

Larry Fyfe Status:

Rent \$300.00 Weekly Paid To 6/02/2020

Rent - Paid from 10/01/2020 to 06/02/2020 (Effective 06/02/2020)

\$1,200.00

\$1,200.00

EXPENSE

Management Fee (GST Paid: \$8.40)

\$92.40

\$92.40

(Incl GST: \$8.40)

BALANCE: \$1,107.60

Ownership Contributions & Expenses

MONEY OUT

MONEY IN



ABN 21 607 523 302
Corp. Licence Number: 3994425 Licensee Name & Number: Matthew Bond 3994424

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Page 1 of 2



Rhino Property Management Pty Ltd
3/211 Leitchs Road, Brendale, QLD, 4500
Ph: 0429964587 Fax:
cath@iwantrhino.com.au

Ownership Contributions & Expenses	MONEY OUT	MONEY IN
EXPENSE		
Administration Fee (GST Paid: \$0.50)	\$5.50	
	\$5.50	
	(Incl GST: \$0.50)	
CONTRIBUTION		
		\$0.00
		BALANCE: -\$5.50

Ownership Account Balance **\$2,468.14**

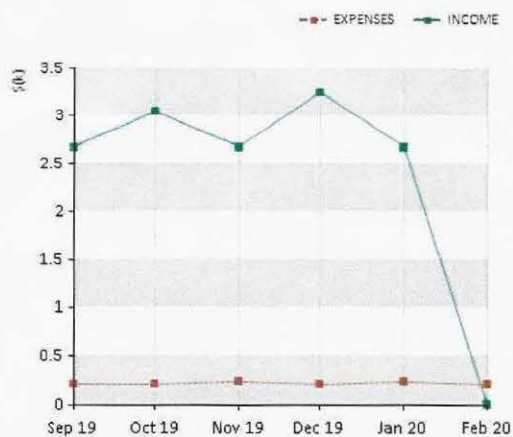
Ownership Payments	MONEY OUT	MONEY IN
3/02/2020 EFT to account Sapphire Skies Pty Ltd National Australia Bank Limited (084-102 XXXX 8540)	\$2,468.14	

TOTAL OWNERSHIP PAYMENTS **\$2,468.14**

Balance Carried Forward **\$0.00**

STATEMENT HISTORY

EXPENSES VS INCOME (6 MONTHS)



PAYMENT HISTORY (6 MONTHS)

	EXPENSES	INCOME	PAYMENTS
Sep 19	\$211.86	\$2,680.00	\$2,468.14
Oct 19	\$211.86	\$3,050.00	\$2,468.14
Nov 19	\$240.35	\$2,680.00	\$2,809.65
Dec 19	\$211.86	\$3,253.28	\$2,468.14
Jan 20	\$240.35	\$2,680.00	\$3,012.93
Feb 20	\$211.86	\$0.00	\$2,468.14
AVERAGE	\$221.36	\$2,390.55	\$2,615.86





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OWNERSHIP STATEMENT - Sapphire Skies Pty Ltd

Alex Leahy
23 Cooyar Street
Aspley, QLD, 4034

Tax Invoice - Statement 29

STATEMENT PERIOD	3/02/2020 - 2/03/2020
OPENING BALANCE	\$0.00
TOTAL PAYMENTS	\$2,492.60

RESIDENTIAL

1/45 Ascot Crescent, Kallangur, QLD 4503

INCOME

Kylie Hawkins & David Evans Status:

Rent \$370.00 Weekly Paid To 9/03/2020

Rent - Paid from 11/02/2020 to 17/02/2020 (Effective 17/02/2020)

Rent - Paid from 18/02/2020 to 24/02/2020 (Effective 24/02/2020)

Rent - Paid from 25/02/2020 to 02/03/2020 (Effective 02/03/2020)

Rent - Paid from 03/03/2020 to 09/03/2020 (Effective 09/03/2020)

MONEY OUT

MONEY IN

\$370.00

\$370.00

\$370.00

\$370.00

\$1,480.00

EXPENSE

Management Fee (GST Paid: \$2.59)

Management Fee (GST Paid: \$2.59)

Management Fee (GST Paid: \$2.59)

Management Fee (GST Paid: \$2.59)

1,480+1,224.46 = \$2,704.46

\$28.49

\$28.49

\$28.49

\$28.49

\$113.96

(Incl GST: \$10.36)

BALANCE: \$1,366.04

2/45 Ascot Crescent, Kallangur, QLD 4503

INCOME

Larry Fyfe Status:

Rent \$300.00 Weekly Paid To 5/03/2020

Inv:18766, \$24.46, Water Usage 8kl 27/8/19 - 22/11/19 (GST Paid: \$0.00)

Rent - Paid from 07/02/2020 to 05/03/2020 (Effective 05/03/2020)

MONEY OUT

MONEY IN

\$24.46

\$1,200.00

\$1,224.46

EXPENSE

Management Fee (GST Paid: \$8.40)

\$92.40

\$92.40

(Incl GST: \$8.40)

BALANCE: \$1,132.06



ABN 21 607 523 302

Corp. Licence Number: 3994425 Licensee Name & Number: Matthew Bond 3994424

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Page 1 of 2



Rhino Property Management Pty Ltd
3/211 Leitchs Road, Brendale, QLD, 4500
Ph: 0429964587 Fax:
cath@iwantrhino.com.au

Ownership Contributions & Expenses	MONEY OUT	MONEY IN
EXPENSE		
Administration Fee (GST Paid: \$0.50)	\$5.50	
	\$5.50	
	(Incl GST: \$0.50)	
CONTRIBUTION		
		\$0.00
		BALANCE: -\$5.50

Ownership Account Balance **\$2,492.60**

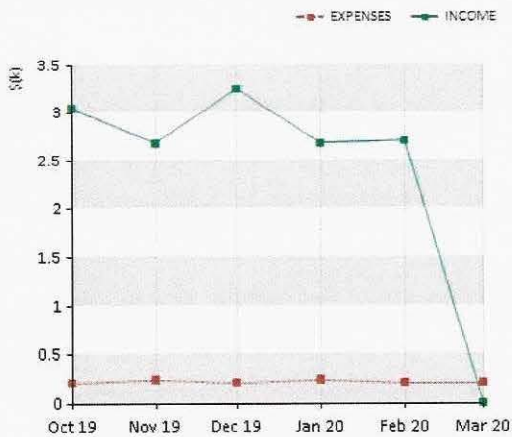
Ownership Payments	MONEY OUT	MONEY IN
2/03/2020 EFT to account Sapphire Skies Pty Ltd National Australia Bank Limited (084-102 XXXX 8540)	\$2,492.60	

TOTAL OWNERSHIP PAYMENTS **\$2,492.60**

Balance Carried Forward **\$0.00**

STATEMENT HISTORY

EXPENSES VS INCOME (6 MONTHS)



PAYMENT HISTORY (6 MONTHS)

	EXPENSES	INCOME	PAYMENTS
Oct 19	\$211.86	\$3,050.00	\$2,468.14
Nov 19	\$240.35	\$2,680.00	\$2,809.65
Dec 19	\$211.86	\$3,253.28	\$2,468.14
Jan 20	\$240.35	\$2,680.00	\$3,012.93
Feb 20	\$211.86	\$2,704.46	\$2,468.14
Mar 20	\$211.86	\$0.00	\$2,492.60
AVERAGE	\$221.36	\$2,394.62	\$2,619.93





Rhino Property Management Pty Ltd
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OWNERSHIP STATEMENT - Sapphire Skies Pty Ltd

Alex Leahy
23 Cooyar Street
Aspley, QLD, 4034

Tax Invoice - Statement 30

STATEMENT PERIOD	2/03/2020 - 1/04/2020
OPENING BALANCE	\$0.00
TOTAL PAYMENTS	\$2,809.65

RESIDENTIAL

1/45 Ascot Crescent, Kallangur, QLD 4503

INCOME

Kylie Hawkins & David Evans Status:

Rent \$370.00 Weekly Paid To 13/04/2020

Rent - Paid from 10/03/2020 to 16/03/2020 (Effective 16/03/2020)

Rent - Paid from 17/03/2020 to 23/03/2020 (Effective 23/03/2020)

Rent - Paid from 24/03/2020 to 30/03/2020 (Effective 30/03/2020)

Rent - Paid from 31/03/2020 to 06/04/2020 (Effective 06/04/2020)

Rent - Paid from 07/04/2020 to 13/04/2020 (Effective 13/04/2020)

MONEY OUT

MONEY IN

\$370.00

\$370.00

\$370.00

\$370.00

\$370.00

\$1,850.00

EXPENSE

Management Fee (GST Paid: \$2.59)

\$28.49

Management Fee (GST Paid: \$2.59)

\$28.49

Management Fee (GST Paid: \$2.59)

\$28.49

Management Fee (GST Paid: \$2.59)

\$28.49

Management Fee (GST Paid: \$2.59)

\$28.49

\$142.45

(Incl GST: \$12.95)

BALANCE: \$1,707.55

1,850+1,200 = \$3,050

2/45 Ascot Crescent, Kallangur, QLD 4503

INCOME

Larry Fyfe Status:

Rent \$300.00 Weekly Paid To 2/04/2020

Rent - Paid from 06/03/2020 to 02/04/2020 (Effective 02/04/2020)

\$1,200.00

\$1,200.00

EXPENSE

Management Fee (GST Paid: \$8.40)

\$92.40

\$92.40

(Incl GST: \$8.40)



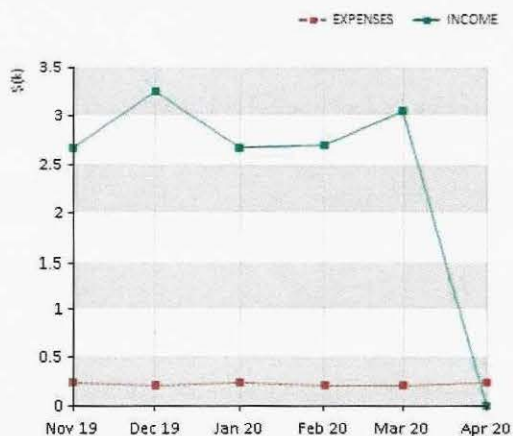


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2/45 Ascot Crescent, Kallangur, QLD 4503	MONEY OUT	MONEY IN
		BALANCE: \$1,107.60
Ownership Contributions & Expenses	MONEY OUT	MONEY IN
EXPENSE		
Administration Fee (GST Paid: \$0.50)	\$5.50	
	\$5.50	
	(Incl GST: \$0.50)	
CONTRIBUTION		
		\$0.00
		BALANCE: -\$5.50
Ownership Account Balance		\$2,809.65
Ownership Payments	MONEY OUT	MONEY IN
1/04/2020 EFT to account Sapphire Skies Pty Ltd National Australia Bank Limited (084-102 XXXX 8540)	\$2,809.65	
TOTAL OWNERSHIP PAYMENTS		\$2,809.65
Balance Carried Forward		\$0.00

STATEMENT HISTORY

EXPENSES VS INCOME (6 MONTHS)



PAYMENT HISTORY (6 MONTHS)

	EXPENSES	INCOME	PAYMENTS
Nov 19	\$240.35	\$2,680.00	\$2,809.65
Dec 19	\$211.86	\$3,253.28	\$2,468.14
Jan 20	\$240.35	\$2,680.00	\$3,012.93
Feb 20	\$211.86	\$2,704.46	\$2,468.14
Mar 20	\$211.86	\$3,050.00	\$2,492.60
Apr 20	\$240.35	\$0.00	\$2,809.65
AVERAGE	\$226.11	\$2,394.62	\$2,676.85



Rhino Property Management Pty Ltd
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OWNERSHIP STATEMENT - Sapphire Skies Pty Ltd

Alex Leahy
23 Cooyar Street
Aspley, QLD, 4034

Tax Invoice - Statement 31

STATEMENT PERIOD	1/04/2020 - 1/05/2020
OPENING BALANCE	\$0.00
TOTAL PAYMENTS	\$2,468.14

RESIDENTIAL

1/45 Ascot Crescent, Kallangur, QLD 4503

INCOME

Kylie Hawkins & David Evans Status:

Rent \$370.00 Weekly Paid To 11/05/2020

Rent - Paid from 14/04/2020 to 20/04/2020 (Effective 20/04/2020)
Rent - Paid from 21/04/2020 to 27/04/2020 (Effective 27/04/2020)
Rent - Paid from 28/04/2020 to 04/05/2020 (Effective 04/05/2020)
Rent - Paid from 05/05/2020 to 11/05/2020 (Effective 11/05/2020)

MONEY OUT MONEY IN

\$370.00
\$370.00
\$370.00
\$370.00
\$1,480.00

1,480+1,200 = \$2,680

EXPENSE

Management Fee (GST Paid: \$2.59)
Management Fee (GST Paid: \$2.59)
Management Fee (GST Paid: \$2.59)
Management Fee (GST Paid: \$2.59)

\$28.49
\$28.49
\$28.49
\$28.49
\$113.96
(Incl GST: \$10.36)

BALANCE: \$1,366.04

2/45 Ascot Crescent, Kallangur, QLD 4503

INCOME

Larry Fyfe Status:

Rent \$300.00 Weekly Paid To 30/04/2020

Rent - Paid from 03/04/2020 to 30/04/2020 (Effective 30/04/2020)

MONEY OUT MONEY IN

\$1,200.00
\$1,200.00

EXPENSE

Management Fee (GST Paid: \$8.40)

\$92.40
\$92.40
(Incl GST: \$8.40)

BALANCE: \$1,107.60





Rhino Property Management Pty Ltd
3/211 Leitchs Road, Brendale, QLD, 4500
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Ownership Contributions & Expenses	MONEY OUT	MONEY IN
EXPENSE		
Administration Fee (GST Paid: \$0.50)	\$5.50	
	\$5.50	
	(Incl GST: \$0.50)	
CONTRIBUTION		
		\$0.00
		BALANCE: -\$5.50

Ownership Account Balance **\$2,468.14**

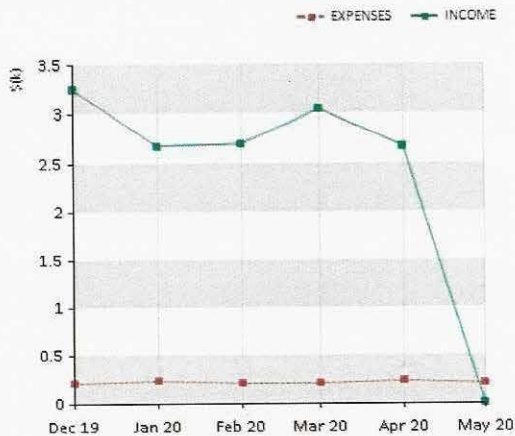
Ownership Payments	MONEY OUT	MONEY IN
1/05/2020 EFT to account Sapphire Skies Pty Ltd National Australia Bank Limited (084-102 XXXX 8540)	\$2,468.14	

TOTAL OWNERSHIP PAYMENTS **\$2,468.14**

Balance Carried Forward **\$0.00**

STATEMENT HISTORY

EXPENSES VS INCOME (6 MONTHS)



PAYMENT HISTORY (6 MONTHS)

	EXPENSES	INCOME	PAYMENTS
Dec 19	\$211.86	\$3,253.28	\$2,468.14
Jan 20	\$240.35	\$2,680.00	\$3,012.93
Feb 20	\$211.86	\$2,704.46	\$2,468.14
Mar 20	\$211.86	\$3,050.00	\$2,492.60
Apr 20	\$240.35	\$2,680.00	\$2,809.65
May 20	\$211.86	\$0.00	\$2,468.14
AVERAGE	\$221.36	\$2,394.62	\$2,619.93





Rhino Property Management Pty Ltd
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OWNERSHIP STATEMENT - Sapphire Skies Pty Ltd

Alex Leahy
23 Cooyar Street
Aspley, QLD, 4034

Tax Invoice - Statement 32

STATEMENT PERIOD	1/05/2020 - 2/06/2020
OPENING BALANCE	\$0.00
TOTAL PAYMENTS	\$3,575.74

RESIDENTIAL

1/45 Ascot Crescent, Kallangur, QLD 4503

INCOME

Kylie Hawkins & David Evans Status:

Rent \$370.00 Weekly Paid To 8/06/2020

Rent - Paid from 12/05/2020 to 18/05/2020 (Effective 18/05/2020)
Rent - Paid from 19/05/2020 to 25/05/2020 (Effective 25/05/2020)
Rent - Paid from 26/05/2020 to 01/06/2020 (Effective 01/06/2020)
Rent - Paid from 02/06/2020 to 08/06/2020 (Effective 08/06/2020)

MONEY OUT

MONEY IN

\$370.00
\$370.00
\$370.00
\$370.00
\$1,480.00

EXPENSE

Management Fee (GST Paid: \$2.59)
Management Fee (GST Paid: \$2.59)
Management Fee (GST Paid: \$2.59)
Management Fee (GST Paid: \$2.59)

1,480+2,400 = \$3,880

\$28.49
\$28.49
\$28.49
\$28.49
\$113.96
(Incl GST: \$10.36)

BALANCE: \$1,366.04

2/45 Ascot Crescent, Kallangur, QLD 4503

INCOME

Larry Fyfe Status:

Rent \$300.00 Weekly Paid To 25/06/2020

Rent - Paid from 01/05/2020 to 28/05/2020 (Effective 28/05/2020)
Rent - Paid from 29/05/2020 to 25/06/2020 (Effective 25/06/2020)

MONEY OUT

MONEY IN

\$1,200.00
\$1,200.00
\$2,400.00

EXPENSE

Management Fee (GST Paid: \$8.40)
Management Fee (GST Paid: \$8.40)

\$92.40
\$92.40
\$184.80
(Incl GST: \$16.80)





Rhino Property Management Pty Ltd
3/211 Leitchs Road, Brendale, QLD, 4500
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2/45 Ascot Crescent, Kallangur, QLD 4503

MONEY OUT	MONEY IN
	BALANCE: \$2,215.20

Ownership Contributions & Expenses

EXPENSE

Administration Fee (GST Paid: \$0.50)

MONEY OUT	MONEY IN
\$5.50	
\$5.50	
(Incl GST: \$0.50)	

CONTRIBUTION

	\$0.00
	BALANCE: -\$5.50

Ownership Account Balance

\$3,575.74

Ownership Payments

2/06/2020 EFT to account Sapphire Skies Pty Ltd
National Australia Bank Limited (084-102 XXXX 8540)

MONEY OUT	MONEY IN
\$3,575.74	

TOTAL OWNERSHIP PAYMENTS

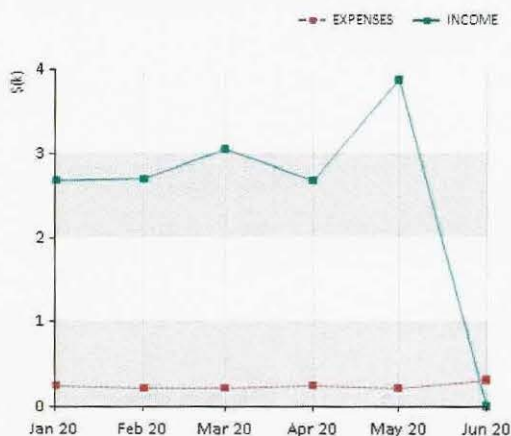
\$3,575.74

Balance Carried Forward

\$0.00

STATEMENT HISTORY

EXPENSES VS INCOME (6 MONTHS)



PAYMENT HISTORY (6 MONTHS)

	EXPENSES	INCOME	PAYMENTS
Jan 20	\$240.35	\$2,680.00	\$3,012.93
Feb 20	\$211.86	\$2,704.46	\$2,468.14
Mar 20	\$211.86	\$3,050.00	\$2,492.60
Apr 20	\$240.35	\$2,680.00	\$2,809.65
May 20	\$211.86	\$3,880.00	\$2,468.14
Jun 20	\$304.26	\$0.00	\$3,575.74
AVERAGE	\$236.76	\$2,499.08	\$2,804.53





Rhino Property Management Pty Ltd
3/211 Leitchs Road, Brendale, QLD, 4500
Ph: 0429964587 Fax:
cath@iwantrhino.com.au

OWNERSHIP STATEMENT - Sapphire Skies Pty Ltd

Alex Leahy
23 Cooyar Street
Aspley, QLD, 4034

Tax Invoice - Statement 33

STATEMENT PERIOD	2/06/2020 - 1/07/2020
OPENING BALANCE	\$0.00
TOTAL PAYMENTS	\$2,859.29

RESIDENTIAL

1/45 Ascot Crescent, Kallangur, QLD 4503

INCOME

Kylie Hawkins & David Evans Status:

Rent \$370.00 Weekly Paid To 13/07/2020

Inv:24291, \$85.35, Water usage 22/11/19 to 24/2/20 21 KL (GST Paid: \$0.00)

Inv:24292, \$99.45, water usage 24/2/20 - 28/5/20 27kl (GST Paid: \$0.00)

Rent - Paid from 09/06/2020 to 15/06/2020 (Effective 15/06/2020)

Rent - Paid from 16/06/2020 to 22/06/2020 (Effective 22/06/2020)

Rent - Paid from 23/06/2020 to 29/06/2020 (Effective 29/06/2020)

Rent - Paid from 30/06/2020 to 06/07/2020 (Effective 06/07/2020)

Rent - Paid from 07/07/2020 to 13/07/2020 (Effective 13/07/2020)

2,034.8+1,236.84= 3,271.64

EXPENSE

Safe Homes Services (Inv: 40870)

Annual smoke alarm protection plan (GST Paid: \$7.82)

Management Fee (GST Paid: \$2.59)

Management Fee (GST Paid: \$2.59)

Management Fee (GST Paid: \$2.59)

Management Fee (GST Paid: \$2.59)

Management Fee (GST Paid: \$2.59)

\$86.00

\$28.49

\$28.49

\$28.49

\$28.49

\$28.49

\$228.45

(Incl GST: \$20.77)

BALANCE: \$1,806.35

2/45 Ascot Crescent, Kallangur, QLD 4503

INCOME

Larry Fyfe Status:

Rent \$300.00 Weekly Paid To 23/07/2020

Inv:24290, \$36.84, Water usage 22/11/19 to 24/2/20 10kl (GST Paid: \$0.00)

Rent - Paid from 26/06/2020 to 23/07/2020 (Effective 23/07/2020)

\$36.84

\$1,200.00



ABN 21 607 523 302
Corp. Licence Number: 3994425 Licensee Name & Number: Matthew Bond 3994424

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Page 1 of 2



Rhino Property Management Pty Ltd
3/211 Leitchs Road, Brendale, QLD, 4500
Ph: 0429964587 Fax:
cath@iwantrhino.com.au

2/45 Ascot Crescent, Kallangur, QLD 4503

EXPENSE

Safe Homes Services (Inv: 40875)
Annual smoke alarm protection plan (GST Paid: \$7.82)
Management Fee (GST Paid: \$8.40)

MONEY OUT

MONEY IN

\$1,236.84

\$86.00 +86(F54) = 172

\$92.40

\$178.40

(Incl GST: \$16.22)

BALANCE: \$1,058.44

Ownership Contributions & Expenses

EXPENSE

Administration Fee (GST Paid: \$0.50)

\$5.50

\$5.50

(Incl GST: \$0.50)

CONTRIBUTION

\$0.00

BALANCE: -\$5.50

Ownership Account Balance

\$2,859.29

Ownership Payments

1/07/2020 EFT to account Sapphire Skies Pty Ltd
National Australia Bank Limited (084-102 XXXX 8540)

MONEY OUT

MONEY IN

\$2,859.29

TOTAL OWNERSHIP PAYMENTS

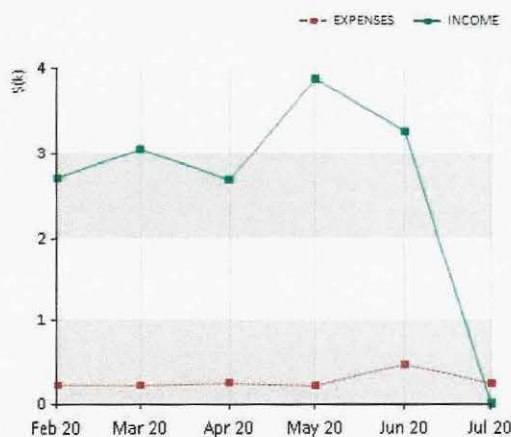
\$2,859.29

Balance Carried Forward

\$0.00

STATEMENT HISTORY

EXPENSES VS INCOME (6 MONTHS)



PAYMENT HISTORY (6 MONTHS)

	EXPENSES	INCOME	PAYMENTS
Feb 20	\$211.86	\$2,704.46	\$2,468.14
Mar 20	\$211.86	\$3,050.00	\$2,492.60
Apr 20	\$240.35	\$2,680.00	\$2,809.65
May 20	\$211.86	\$3,880.00	\$2,468.14
Jun 20	\$476.26	\$3,271.64	\$3,575.74
Jul 20	\$240.35	\$0.00	\$2,859.29
AVERAGE	\$265.42	\$2,597.68	\$2,778.93



Rate notice

Customer Service Centres

Caboolture - 2 Hasking Street, Caboolture
Redcliffe - Irene Street, Redcliffe
Strathpine - 220 Gympie Road, Strathpine

Postal Address

PO Box 159
Caboolture Qld 4510

Customer Service

Ph: (07) 3480 6464

ABN: 92 967 232 136

www.moretonbay.qld.gov.au

mbrc@moretonbay.qld.gov.au



036

Sapphire Skies Pty Ltd Tte
23 Cooyar Street
ASPLEY QLD 4034

Property Details

45 Ascot Crescent, KALLANGUR QLD 4503
Lot 240 SP 267668
Rateable Valuation \$245,000

Assessment number

822952.8

Total Payable

\$815.05

Period of rating

1 July - 30 September 2019

Date of issue

03 July 2019

Due date for payment

02 August 2019

Council Rates & Charges

General Rate - Category F2 (minimum)	621.50
Regional Infrastructure Separate Charge	19.50
Garbage Charge - Domestic	118.50

State Government Charges

Emergency Management Levy - Group 2A	55.55
--------------------------------------	-------

TOTAL PAYABLE

\$815.05

End of Quarter Processing Deadlines

Please note that due to processing requirements, payments made after 26 June 2019 may not have been processed before the printing of this notice and may appear as an overdue balance.

Receive your rate notice by email

Register to receive your rate notice to your nominated email account with electronic reminders and links to online payment options.

Visit www.moretonbay.qld.gov.au/embrc

Council has received a payment of \$14,877,100 from the State Government to mitigate any direct impacts of the State Waste Levy on households in the 2019/20 financial year.

BPAY: Use your Phone or Internet banking

PHONE: Call 1300 400 620

ONLINE: Go to www.moretonbay.qld.gov.au/pay

AUSTRALIA POST: Pay over the counter at any post office

MAIL: Send your payment to PO Box 159, Caboolture, Qld 4510

IN PERSON: Pay at any Customer Service Centre

DIRECT DEBIT: Go to www.moretonbay.qld.gov.au/rates/directdebit

INTEREST: Interest at the rate of 9.83% per annum compounded on daily rests will be charged on current rates that remain unpaid immediately after the Due Date. Balances brought forward from a previous period will continue to accrue interest from the beginning of this period.

PENSIONERS: Are you the owner and occupier of this property or do you have life tenancy under a Will or Court Order? If so, you may be eligible for a State or Council rebate if one is not already shown on this notice. Please contact us for further information or an application form.

PAYMENT PLAN: Please do not hesitate to contact us if you are having difficulty paying your rates on time.

RATING CATEGORY STATEMENT: To access your current rating category statement visit: www.moretonbay.qld.gov.au/ratescalculation

PAYMENT REMITTANCE SLIP



*2464 008229528



Billers Code: 7062
Ref: 008229528

Location: 45 Ascot Crescent, KALLANGUR QLD 4503
Customer Ref: 008229528

Assessment number

822952.8

Total Payable

\$815.05

Period of rating

1 July - 30 September 2019

Date of issue

03 July 2019

Due date for payment

02 August 2019

Rate notice

Moreton Bay
Regional Council

F57

Customer Service Centres

Caboolture - 2 Hasking Street, Caboolture
Redcliffe - Irene Street, Redcliffe
Strathpine - 220 Gympie Road, Strathpine

Postal Address

PO Box 159
Caboolture Qld 4510

Customer Service

Ph: (07) 3480 6464

ABN: 92 967 232 136

www.moretonbay.qld.gov.au
mbrc@moretonbay.qld.gov.au



036

Sapphire Skies Pty Ltd Tte
23 Cooyar Street
ASPLEY QLD 4034

Property Details

45 Ascot Crescent, KALLANGUR QLD 4503
Lot 240 SP 267668
Rateable Valuation \$245,000

Assessment number

822952.8

Total Payable

~~\$816.37~~ **\$820**

Period of rating

1 October - 31 December 2019

Date of issue

02 October 2019

Due date for payment

01 November 2019

Balance from Last Period - Payable Now

Balance as at 27 September 2019

1.32

Council Rates & Charges

General Rate - Category F2 (minimum)

621.50

Regional Infrastructure Separate Charge

19.50

Garbage Charge - Domestic

118.50

State Government Charges

Emergency Management Levy - Group 2A

55.55

TOTAL PAYABLE

\$816.37

End of Quarter Processing Deadlines

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PAYMENT REMITTANCE SLIP



*2464 008229528



Biller Code: 7062
Ref: 008229528

Assessment number

822952.8

Total Payable

\$816.37

Period of rating

1 October - 31 December 2019

Date of issue

02 October 2019

Due date for payment

01 November 2019

Location: 45 Ascot Crescent, KALLANGUR QLD 4503
Customer Ref: 008229528

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Rate notice

Customer Service Centres

Caboolture - 2 Hasking Street, Caboolture
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Strathpine - 220 Gympie Road, Strathpine

Postal Address

PO Box 159
Caboolture Qld 4510

Customer Service

Ph: (07) 3480 6464

ABN: 92 967 232 136

www.moretonbay.qld.gov.au

mbrcc@moretonbay.qld.gov.au



036

Sapphire Skies Pty Ltd Tte
23 Cooyar Street
ASPLEY QLD 4034

Property Details

45 Ascot Crescent, KALLANGUR QLD 4503
Lot 240 SP 267668
Rateable Valuation \$245,000

Assessment number

822952.8

Total Payable

\$815.05

Period of rating

1 January - 31 March 2020

Date of issue

02 January 2020

Due date for payment

03 February 2020

Council Rates & Charges

General Rate - Category F2 (minimum) 621.50

Regional Infrastructure Separate Charge 19.50

Garbage Charge - Domestic 118.50

State Government Charges

Emergency Management Levy - Group 2A 55.55

TOTAL PAYABLE \$815.05

End of Quarter Processing Deadlines

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PAYMENT REMITTANCE SLIP



*2464 008229528



Biller Code: 7062
Ref: 008229528

Location: 45 Ascot Crescent, KALLANGUR QLD 4503
Customer Ref: 008229528

Assessment number

822952.8

Total Payable

\$815.05

Period of rating

1 January - 31 March 2020

Date of issue

02 January 2020

Due date for payment

03 February 2020

Rate notice

Moreton Bay
Regional Council

F59

Customer Service Centres

Caboolture - 2 Hasking Street, Caboolture
Redcliffe - Irene Street, Redcliffe
Strathpine - 220 Gympie Road, Strathpine

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PO Box 159
Caboolture Qld 4510

Customer Service

Ph: (07) 3480 6464

ABN: 92 967 232 136

www.moretonbay.qld.gov.au

mbrc@moretonbay.qld.gov.au



036

Sapphire Skies Pty Ltd Tte
23 Cooyar Street
ASPLEY QLD 4034

Property Details

45 Ascot Crescent, KALLANGUR QLD 4503
Lot 240 SP 267668
Rateable Valuation \$245,000

Council Rates & Charges

General Rate - Category F2 (minimum)	621.50
Regional Infrastructure Separate Charge	19.50
Garbage Charge - Domestic	118.50

State Government Charges

Emergency Management Levy - Group 2A	55.55
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TOTAL PAYABLE

\$815.05

Assessment number

822952.8

Total Payable

\$815.05

Period of rating

1 April - 30 June 2020

Date of issue

08 April 2020

Due date for payment

08 May 2020

End of Quarter Processing Deadlines

Please note that due to processing requirements, payments made after 25th March 2020 may not have been processed before the printing of this notice and may appear as an overdue balance.

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PAYMENT REMITTANCE SLIP



*2464 008229528



Bill Code: 7062
Ref: 008229528

Location: 45 Ascot Crescent, KALLANGUR QLD 4503
Customer Ref: 008229528

Assessment number

822952.8

Total Payable

\$815.05

Period of rating

1 April - 30 June 2020

Date of issue

08 April 2020

Due date for payment

08 May 2020

10456334022004.mrd-6332200541731



Sapphire Skies Pty Ltd as TTE
23 Cooyar St
ASPLEY QLD 4034

WATER AND SEWERAGE YOUR BILL

1300 086 489
Emergencies and faults 24 Hours, 7 days
Account enquiries 7am-6pm Mon-Fri

unitywater.com
ABN 89 791 717 472

Account number	99823379
Payment reference	0998 2337 95
Property	45 Ascot Cres, KALLANGUR, QLD

Bill number	7119006386
Billing period	27 Feb 2019 to 3 Jun 2019
Issue date	6 Jun 2019
Approximate date of next meter reading	23 Aug 2019

Your account activity

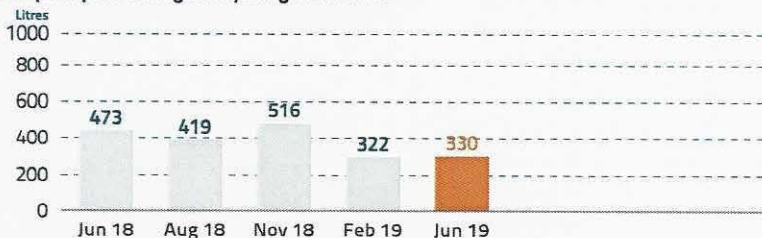
Your last bill	Payments/ adjustments	Balance	New charges
\$609.07	\$609.06	\$0.01	\$658.40

11% interest per annum, compounding daily, will apply to any amount not paid by the due date

Overdue amount	\$0.01
Total due*	\$658.41
New charges due	8 Jul 2019

Includes overdue amount

Compare your average daily usage over time



pd 2/7/19



Easy ways to pay For other payment options - see over



BPAY*

Billers Code: 130393

Ref: 0998 2337 95

Contact your bank or financial institution to pay from your cheque, savings, debit, credit card or transaction account.

Find out more at bpay.com.au

* Registered to BPAY Pty Ltd ABN 69 079 137 518



Direct Debit

Login to My Account at unitywater.com to set up automatic payments from your bank account or credit card or call us for assistance.

SmoothPay

Smooth out your bill payments across the year with regular fortnightly or monthly payments, interest free. Find out more at unitywater.com/smoothpay

Your account details



1300 086 489
Account enquiries

7am-6pm Mon-Fri

Water meter details 1 kilolitre (kL) = 1000 litres (L)

Meter ID	Previous read date	Previous reading (kL)	Current read date	Current reading (kL)	Usage (kL)	No. of days	Average daily usage (L)
UE1628754W	26 Feb 19	422	3 Jun 19	454	32	97	329.9
Total water usage					32	97	329.9
Total sewerage usage (waste and greywater) = 90% of water usage					28.80	97	296.9

Activity since last bill

Last bill		\$609.07
Payments / adjustments		
1 Apr 2019	CBA BPAY BPAY 01/04/2019	-\$609.07
1 Apr 2019	Interest Charges 11% 26 days	\$0.01
Account balance		\$0.01 ¹

Water and Sewerage Charges

Lot 240 Plan SP267668 Installation ID 223164277231

State Bulk Water Price	Period	kL/day	x Days	x Price/kL	
State Govt Bulk Water	27 Feb 19 to 03 Jun 19	0.3299	97	\$2.915	\$93.28

This is how much Unitywater pays to purchase water from the State Government, and is passed on to customers at cost.

Unitywater (local government distributor-retailer price)

Variable Usage Charges	Period	kL/day	x Days	x Price/kL	
Water up to 822 L/day	27 Feb 19 to 03 Jun 19	0.3299	97	\$0.667	\$21.34
Sewerage up to 740 L/day	27 Feb 19 to 03 Jun 19	0.2969	97	\$0.667	\$19.21
Fixed Access Charges	Period	x No.	x Days	x Price/day	
Water Access	27 Feb 19 to 03 Jun 19	2	97	\$0.869	\$168.53
Sewerage Access	27 Feb 19 to 03 Jun 19	2	97	\$1.835	\$356.04
Water subtotal					\$283.15
Sewerage subtotal					\$375.25

New water and sewerage charges **\$658.40** ²

Total Due* = ¹ + ²	\$658.41
*Includes Overdue Amount (11% interest per annum, compounding daily, is being charged on this amount)	\$0.01

Important information

Payment assistance

If you are having difficulty paying, please call Unitywater as soon as you receive your bill and before its due date to discuss how we can help.

Changing contact details

Login to My Account at unitywater.com for quick, easy changes online 24/7 or call us during business hours.

Pensioners

If you own and live at your property and have an eligible concession card, you may apply for a pensioner rebate. Please call Unitywater or fill out our easy online form at unitywater.com/pensioner

Credit card payments

Only MasterCard and Visa are accepted. A credit card surcharge may apply to your payment. Learn more at unitywater.com/creditcard

Interest on overdue amounts

Interest of 11% per annum, compounding daily, will apply to any amount not paid by the due date.

Interpreter service 13 14 50

当您需英语口语时，请致电 13 14 50。
اتصل على الرقم 13 14 50 عندما تكون بحاجة إلى مترجم فوري.
Khi bạn cần thông ngôn, xin gọi số 13 14 50.
통역사가 필요하시면 13 14 50 으로 연락하십시오.
Cuando necesite un intérprete llame al 13 14 50.

Privacy policy

We've updated our privacy policy so that we can deliver improved services with trusted partners. Visit unitywater.com/privacy

International calls
+ 61 7 5431 8333

unitywater.com
PO Box 953
Caboolture QLD 4510
1300 086 489



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More payment options



Credit card by phone or online
To make a one-off credit card (Visa or MasterCard only) payment call 1300 047 763 or go to unitywater.com. A credit card surcharge may apply.
Ref: 0998 2337 95 Maximum \$10,000



Cheques by mail
Send this portion with your cheque payable to: Unitywater, Locked Bag 2, Maroochydore BC QLD 4558



In person, by phone or online
Billpay Code: 4028
Ref: 0998 2337 95
Pay in person at any post office, call 13 18 16, or go to postbillpay.com.au



*4028 0998233795 00065841

Account number	99823379
Payment reference	0998 2337 95
Overdue amount	\$0.01
Total due*	\$658.41
New charges due	8 Jul 2019

Includes overdue amount



Sapphire Skies Pty Ltd as TTE
23 Cooyar St
ASPLEY QLD 4034

WATER AND SEWERAGE YOUR BILL

1300 086 489
Emergencies and faults 24 Hours, 7 days
Account enquiries 7am-6pm Mon-Fri

unitywater.com
ABN 89 791 717 472

Account number	99823379
Payment reference	0998 2337 95
Property	45 Ascot Cres, KALLANGUR, QLD

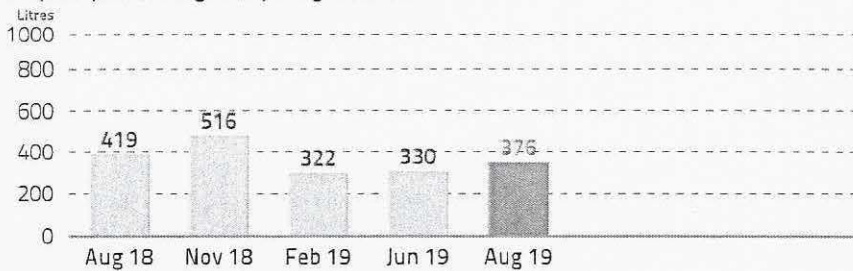
Bill number	7119338533
Billing period	04 Jun 2019 to 27 Aug 2019
Issue date	30 Aug 2019
Approximate date of next meter reading	26 Nov 2019

Your account activity

Your last bill	Payments/adjustments	Balance	New charges	Total due
\$658.41	\$658.41	\$0.00	\$593.18	\$593.18
				Due date 30 Sep 2019

11% interest per annum, compounding daily, will apply to any amount not paid by the due date

Compare your average daily usage over time



Pd. 8/9/19

GET TO KNOW THE INS AND OUTS OF YOUR BILL

See inside for the full picture about 2019-20 water and sewerage prices and what these charges pay for.

Easy ways to pay For other payment options - see over



BPAY*

Biller Code: 130393

Ref: 0998 2337 95

Contact your bank or financial institution to pay from your cheque, savings, debit, credit card or transaction account.

Find out more at bpay.com.au

* Registered to BPAY Pty Ltd ABN 69 079 137 518



Direct Debit

Login to My Account at unitywater.com to set up automatic payments from your bank account or credit card or call us for assistance.

SmoothPay

Smooth out your bill payments across the year with regular fortnightly or monthly payments, interest free. Find out more at unitywater.com/smoothpay

Your account details



1300 086 489

Account enquiries

7am-6pm Mon-Fri

Water meter details 1 kilolitre (kL) = 1000 litres (L)

Meter ID	Previous read date	Previous reading (kL)	Current read date	Current reading (kL)	Usage (kL)	No. of days	Average daily usage (L)
UE1628754W	3 Jun 19	454	27 Aug 19	486	32	85	376.5
Total water usage					32	85	376.5
Total sewerage usage (waste and greywater) = 90% of water usage					28.80	85	338.8

Activity since last bill

Last bill		\$658.41
Payments / adjustments		
2 Jul 2019	CBA BPAY BPAY 02/07/2019	-\$658.41
Account balance		\$0.00 ①

Water and Sewerage Charges

Lot 240 Plan SP267668 Installation ID 223164277231

State Bulk Water Price	Period	kL/day	x Days	x Price/kL	
State Govt Bulk Water	04 Jun 19 to 30 Jun 19	0.3765	27	\$2.915	\$29.63
State Govt Bulk Water	01 Jul 19 to 27 Aug 19	0.3765	58	\$3.017	\$65.88
This is how much Unitywater pays to purchase water from the State Government, and is passed on to customers at cost.					
Unitywater (local government distributor-retailer price)					
Variable Usage Charges	Period	kL/day	x Days	x Price/kL	
Water up to 822 L/day	04 Jun 19 to 30 Jun 19	0.3765	27	\$0.667	\$6.78
Water up to 822 L/day	01 Jul 19 to 27 Aug 19	0.3765	58	\$0.667	\$14.56
Sewerage up to 740 L/day	04 Jun 19 to 30 Jun 19	0.3388	27	\$0.667	\$6.10
Sewerage up to 740 L/day	01 Jul 19 to 27 Aug 19	0.3388	58	\$0.667	\$13.11
Fixed Access Charges	Period	x No.	x Days	x Price/day	
Water Access	04 Jun 19 to 30 Jun 19	2	27	\$0.869	\$46.91
Water Access	01 Jul 19 to 27 Aug 19	2	58	\$0.879	\$101.96
Sewerage Access	04 Jun 19 to 30 Jun 19	2	27	\$1.835	\$99.10
Sewerage Access	01 Jul 19 to 27 Aug 19	2	58	\$1.803	\$209.15
Water subtotal					\$265.72
Sewerage subtotal					\$327.46
New water and sewerage charges					\$593.18 ②
Total Due = ① + ②					\$593.18

Important information

Payment assistance

If you are having difficulty paying, please call Unitywater as soon as you receive your bill and before its due date to discuss how we can help.

Changing contact details

Login to My Account at unitywater.com for quick, easy changes online 24/7 or call us during business hours.

Pensioners

If you own and live at your property and have an eligible concession card, you may apply for a pensioner rebate. Please call Unitywater or fill out our easy online form at unitywater.com/pensioner

Credit card payments

Only MasterCard and Visa are accepted. A credit card surcharge may apply to your payment. Learn more at unitywater.com/creditcard

Interest on overdue amounts

Interest of 11% per annum, compounding daily, will apply to any amount not paid by the due date.

Interpreter service 13 14 50

当您需要口译员时，请致电 13 14 50。
تمتد على الرقم 13 14 50 عندما تكون بحاجة إلى مترجم فوري.
Khi bạn cần thông ngôn, xin gọi số 13 14 50.
통역사가 필요하시면 13 14 50 으로 연락하십시오.
Cuando necesite un intérprete llame al 13 14 50

Privacy policy

We've updated our privacy policy so that we can deliver improved services with trusted partners. Visit unitywater.com/privacy

International calls

+ 61 7 5431 8333

unitywater.com

PO Box 953

Caboolture QLD 4510

1300 086 489



This document is printed on National Carbon Offset Standard certified carbon neutral paper

More payment options



Credit card by phone or online
To make a one-off credit card (Visa or MasterCard only) payment call 1300 047 763 or go to unitywater.com.
A credit card surcharge may apply.
Ref: 0998 2337 95 Maximum \$10,000



Cheques by mail
Send this portion with your cheque payable to: Unitywater, Locked Bag 2, Maroochydore BC QLD 4558

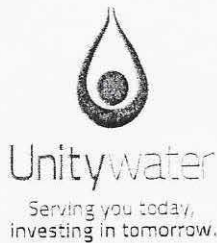


In person, by phone or online
Billpay Code: 4028
Ref: 0998 2337 95
Pay in person at any post office, call 13 18 16, or go to postbillpay.com.au



*4028 0998233795 00059318

Account number	99823379
Payment reference	0998 2337 95
Total due	\$593.18
Due date	30 Sep 2019



Sapphire Skies Pty Ltd as TTE
23 Cooyar St
ASPLEY QLD 4034

WATER AND SEWERAGE YOUR BILL

1300 086 489
Emergencies and faults 24 Hours, 7 days
Account enquiries 7am-6pm Mon-Fri
unitywater.com
ABN 89 791 717 472

Account number	99823379
Payment reference	0998 2337 95
Property	45 Ascot Cres, KALLANGUR, QLD

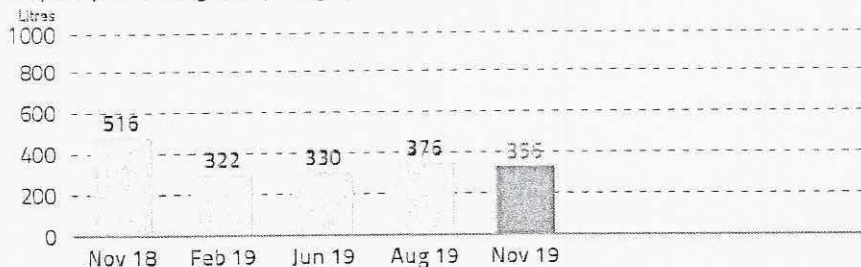
Bill number	7119657702
Billing period	28 Aug 2019
87 days	to 22 Nov 2019
Issue date	28 Nov 2019
Approximate date of next meter reading	24 Feb 2020

Your account activity

Your last bill	Payments/ adjustments	Balance	New charges	Total due
\$593.18	\$593.18	\$0.00	\$599.49	\$599.49
				Due date 30 Dec 2019

8% interest per annum, compounding daily, will apply to any amount not paid by the due date

Compare your average daily usage over time



Pol 16/10/19

Count the Ways LET'S SAVE WATER TOGETHER

Our dam levels are dropping. Let's count on each other to make positive changes, like cutting your shower time to 4 minutes.

For personalised tips tailored to your home, visit unitywater.com/savewater

Easy ways to pay For other payment options - see over



BPAY
Biller Code: 130393
Ref: 0998 2337 95
Contact your bank or financial institution to pay from your cheque, savings, debit, credit card or transaction account.
Find out more at bpay.com.au
Registered to BPAY Pty Ltd ABN 69 079 137 518



Direct Debit
Login to My Account at unitywater.com to set up automatic payments from your bank account or credit card or call us for assistance.

SmoothPay

Smooth out your bill payments across the year with regular fortnightly or monthly payments, interest free.
Find out more at unitywater.com/smoothpay



Sapphire Skies Pty Ltd as TTE
23 Cooyar St
ASPLEY QLD 4034

WATER AND SEWERAGE YOUR BILL

1300 086 489
Emergencies and faults 24 Hours, 7 days
Account enquiries 8am-5pm Mon-Fri
unitywater.com
ABN 89 791 717 472

Account number	99823379
Payment reference	0998 2337 95
Property	45 Ascot Cres, KALLANGUR, QLD

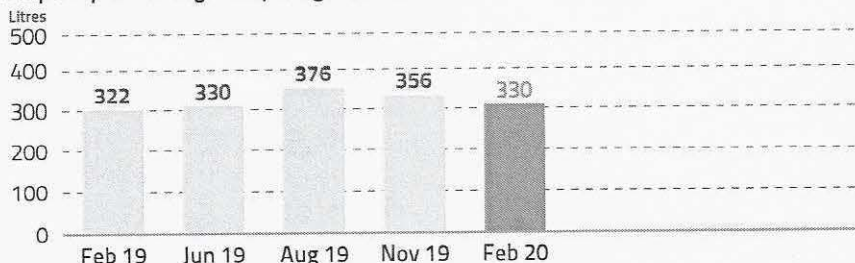
Bill number	7119994906
Billing period	23 Nov 2019 94 days to 24 Feb 2020
Issue date	2 Mar 2020
Approximate date of next meter reading	26 May 2020

Your account activity

Your last bill	Payments/ adjustments	Balance	New charges	Total due
\$599.49	\$599.49	\$0.00	\$637.04	\$637.04
				Due date 1 Apr 2020

8% interest per annum, compounding daily, will apply to any amount not paid by the due date

Compare your average daily usage over time



pd 3/4/20

Count the Ways LET'S SAVE WATER TOGETHER

Our dam levels are dropping.
Let's count on each other to make
positive changes, like cutting
your shower time to 4 minutes.

For personalised tips tailored to your home, visit
unitywater.com/savewater

Easy ways to pay For other payment options - see over



BPAY®
Billers Code: 130393
Ref: 0998 2337 95
Contact your bank or financial institution
to pay from your cheque, savings, debit,
credit card or transaction account.
Find out more at bpay.com.au
© Registered to BPAY Pty Ltd ABN 69 079 137 518



Direct Debit
Login to My Account at
unitywater.com to set up
automatic payments from your
bank account or credit card or
call us for assistance.

SmoothPay

Smooth out your bill payments across
the year with regular fortnightly or
monthly payments, interest free.
Find out more at
unitywater.com/smoothpay

Your account details



1300 086 489
Account enquiries

8am-5pm Mon-Fri

Water meter details 1 kilolitre (kL) = 1000 litres (L)

Meter ID	Previous read date	Previous reading (kL)	Current read date	Current reading (kL)	Usage (kL)	No. of days	Average daily usage (L)
UE1628754W	22 Nov 19	517	24 Feb 20	548	31	94	329.8
Total water usage					31	94	329.8
Total sewerage usage (waste and greywater) = 90% of water usage					27.90	94	296.8

Activity since last bill

Last bill		\$599.49
Payments / adjustments		
16 Dec 2019	CBA BPAY BPAY 16/12/2019	-\$599.49
Account balance		\$0.00 ①

Water and Sewerage Charges

Lot 240 Plan SP267668 Installation ID 223164277231

State Bulk Water Price	Period	kL/day	x Days	x Price/kL	
State Govt Bulk Water	23 Nov 19 to 24 Feb 20	0.3298	94	\$3.017	\$93.53

This is how much Unitywater pays to purchase water from the State Government, and is passed on to customers at cost.

Unitywater (local government distributor-retailer price)

Variable Usage Charges	Period	kL/day	x Days	x Price/kL	
Water up to 822 L/day	23 Nov 19 to 24 Feb 20	0.3298	94	\$0.667	\$20.68
Sewerage up to 740 L/day	23 Nov 19 to 24 Feb 20	0.2968	94	\$0.667	\$18.61
Fixed Access Charges	Period	x No.	x Days	x Price/day	
Water Access	23 Nov 19 to 24 Feb 20	2	94	\$0.879	\$165.25
Sewerage Access	23 Nov 19 to 24 Feb 20	2	94	\$1.803	\$338.97
Water subtotal					\$279.46
Sewerage subtotal					\$357.58

New water and sewerage charges \$637.04 ②

Total Due = ① + ② \$637.04

Important information

Payment assistance

If you are having difficulty paying, please call Unitywater as soon as you receive your bill and before its due date to discuss how we can help.

Changing contact details

Login to My Account at unitywater.com for quick, easy changes online 24/7 or call us during business hours.

Pensioners

If you own and live at your property and have an eligible concession card, you may apply for a pensioner rebate. Please call Unitywater or fill out our easy online form at unitywater.com/pensioner

Credit card payments

Only MasterCard and Visa are accepted. A credit card surcharge may apply to your payment. Learn more at unitywater.com/creditcard

Interest on overdue amounts

Interest of 8% per annum, compounding daily, will apply to any amount not paid by the due date.

Water efficiency

For water efficiency tips, visit unitywater.com/water-tips

Interpreter service 13 14 50

当您需要口译员时，请致电 13 14 50。

اتصل على الرقم 13 14 50 عندما تكون بحاجة إلى مترجم فوري.

Khi bạn cần thông ngôn, xin gọi số 13 14 50

통역사가 필요하시면 13 14 50 으로 연락하십시오.

Quando necesitas un intérprete llame al 13 14 50

Privacy policy

We've updated our privacy policy so that we can deliver improved services with trusted partners. Visit unitywater.com/privacy

International calls

+ 61 7 5431 8333

unitywater.com

PO Box 953

Caboolture QLD 4510

1300 086 489

More payment options



Credit card by phone or online
To make a one-off credit card (Visa or MasterCard only) payment call 1300 047 763 or go to unitywater.com. A credit card surcharge may apply.
Ref: 0998 2337 95



Cheques by mail
Send this portion with your cheque payable to: Unitywater, Locked Bag 2, Maroochydore BC QLD 4558



In person, by phone or online
Billpay Code: 4028
Ref: 0998 2337 95
Pay in person at any post office, call 13 18 16, or go to postbillpay.com.au



*4028 0998233795 00063704

Account number	99823379
Payment reference	0998 2337 95
Total due	\$637.04
Due date	1 Apr 2020



Sapphire Skies Pty Ltd as TTE
23 Cooyar St
ASPLEY QLD 4034

F67 WATER AND SEWERAGE YOUR BILL

1300 086 489
Emergencies and faults
Account enquiries
24 Hours, 7 days
8am-5pm Mon-Fri

unitywater.com
ABN
89 791 717 472

Account number	99823379
Payment reference	0998 2337 95
Property	45 Ascot Cres, KALLANGUR, QLD
Bill number	7120329832
Billing period	25 Feb 2020 94 days to 28 May 2020
Issue date	2 Jun 2020
Approximate date of next meter reading	20 Aug 2020

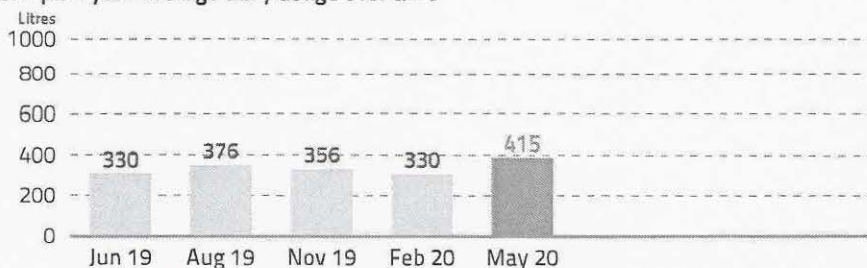
Your account activity

Paid 21620

Your last bill	Payments/adjustments	Balance	New charges	Total due
\$637.04	\$637.04	\$0.00	\$671.30	\$671.30
				Due date
				3 Aug 2020

No interest charges will apply to overdue amounts on bills issued during the 6-month period starting 2 April 2020

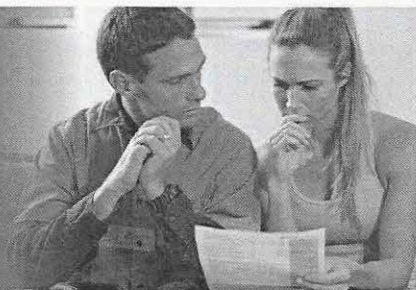
Compare your average daily usage over time



Extra time to pay and no interest

We're helping our customers by providing an extra 30 days to pay their bill and we won't charge interest on overdue amounts on bills issued for 6 months.* You don't have to do anything – it's automatically applied to this bill.

*Starts 2 April 2020. For more information, visit unitywater.com/customer-relief



Easy ways to pay For other payment options - see over



BPAY®

Biller Code: 130393

Ref: 0998 2337 95

Contact your bank or financial institution to pay from your cheque, savings, debit, credit card or transaction account.

Find out more at bpay.com.au

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Direct Debit

Login to My Account at unitywater.com to set up automatic payments from your bank account or credit card or call us for assistance.

SmoothPay

Smooth out your bill payments across the year with regular fortnightly or monthly payments, interest free. Find out more at unitywater.com/smoothpay

Your account details



1300 086 489

Account enquiries

8am-5pm Mon-Fri

Water meter details 1 kilolitre (kL) = 1000 litres (L)

Meter ID	Previous read date	Previous reading (kL)	Current read date	Current reading (kL)	Usage (kL)	No. of days	Average daily usage (L)
UE1628754W	24 Feb 20	548	28 May 20	587	39	94	414.9
Total water usage					39	94	414.9
Total sewerage usage (waste and greywater) = 90% of water usage					35.10	94	373.4

Activity since last bill

Last bill	\$637.04
Payments / adjustments	
3 Apr 2020 CBA BPAY BPAY 03/04/2020	-\$637.04
Account balance	\$0.00 ①

Water and Sewerage Charges

Lot 240 Plan SP267668 Installation ID 223164277231

State Bulk Water Price	Period	kL/day	x Days	x Price/kL	
State Govt Bulk Water	25 Feb 20 to 28 May 20	0.4149	94	\$3.017	\$117.66

This is how much Unitywater pays to purchase water from the State Government, and is passed on to customers at cost.

Unitywater (local government distributor-retailer price)

Variable Usage Charges	Period	kL/day	x Days	x Price/kL	
Water up to 822 L/day	25 Feb 20 to 28 May 20	0.4149	94	\$0.667	\$26.01
Sewerage up to 740 L/day	25 Feb 20 to 28 May 20	0.3734	94	\$0.667	\$23.41
Fixed Access Charges	Period	x No.	x Days	x Price/day	
Water Access	25 Feb 20 to 28 May 20	2	94	\$0.879	\$165.25
Sewerage Access	25 Feb 20 to 28 May 20	2	94	\$1.803	\$338.97
Water subtotal					\$308.92
Sewerage subtotal					\$362.38

New water and sewerage charges \$671.30 ②

Total Due = ① + ② \$671.30

Important information

Payment assistance

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Changing contact details

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Pensioners

If you own and live at your property and have an eligible concession card, you may apply for a pensioner rebate. Please call Unitywater or fill out our easy online form at unitywater.com/pensioner

Credit card payments

Only MasterCard and Visa are accepted. A credit card surcharge may apply to your payment. Learn more at unitywater.com/creditcard

Interest on overdue amounts

No interest will apply to overdue amounts on bills issued during the 6-month period starting 2 April 2020. Find out more at: unitywater.com/customer-relief

Water efficiency

For water efficiency tips, visit unitywater.com/water-tips

Interpreter service 13 14 50

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اتصل على الرقم 13 14 50 عندما تكون بحاجة إلى مترجم فوري.
Khi bạn cần thông ngôn, xin gọi số 13 14 50.
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Cuando necesite un intérprete llame al 13 14 50.

Privacy policy

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International calls

+ 61 7 5431 8333

unitywater.com

PO Box 953

Caboolture QLD 4510

1300 086 489

More payment options



Credit card by phone or online
To make a one-off credit card (Visa or MasterCard only) payment call 1300 047 763 or go to unitywater.com.
A credit card surcharge may apply.
Ref: 0998 2337 95



Cheques by mail
Send this portion with your cheque payable to: Unitywater, Locked Bag 2, Maroochydore BC QLD 4558



In person, by phone or online

Billpay Code: 4028

Ref: 0998 2337 95

Pay in person at any post office, call 13 18 16, or go to postbillpay.com.au



*4028 0998233795 00067130

Account number 99823379

Payment reference 0998 2337 95

Total due \$671.30

Due date 3 Aug 2020



Office: 1300 306 731

Fax: 1300 423 913

A.B.N. 97 134 654 649

B.S.A. # 1189444

Email: office.aguaplumbing@gmail.comEmail: Aguaplumbing@gmail.com

TAX INVOICE

RHINO PROPERTY MANAGEMENT
PO BOX 5092
BRENDALÉ BC QLD 4500
AUSTRALIA

Invoice Date
08 Jul 2019

Invoice Number
INV-9125

Reference
WO 414a-307

ABN
97 134 654 649

Description	Quantity	Unit Price	GST	Amount AUD
45 Ascot Cr, Kallangur 3 July 19				
Account for labour & materials for blocked drain at the above address. Met owner onsite; inspected blockage in both toilets and the the sink/ Located the IO and put the jetter down. Found the blockage, dislodged and cleared it. Put the camera down and there was what appeared to be a builders peg stuck in the pipe. Changed the fittings on the jet rodder and managed to retrieve the peg.	1.00	760.00	10%	760.00
Subtotal				760.00
Total GST 10%				76.00
Invoice Total AUD				836.00
Total Net Payments AUD				0.00
Amount Due AUD				836.00

Pa. 9/8/19

PAYMENT ADVICE – PLEASE NOTE OUR BANK DETAILS HAVE CHANGED

To: Agua Plumbing Solutions Pty Ltd
PO BOX 5992, BRENDALÉ BC QLD 4500

Customer RHINO PROPERTY MANAGEMENT
Amount Due 836.00

Invoice Number INV-9125
Due Date 15 Jul 2019

PAYMENT VIA EFT

Bank: Bendigo Bank | BSB: 633-000 | Account #: 165685868 | Account Name: Agua Plumbing Solutions

PAYMENT VIA CREDIT CARD (VISA OR MASTERCARD) – PLEASE FILL BELOW & RETURN, ALTERNATELY YOU CAN PHONE OUR OFFICE & GIVE YOUR DETAILS OVER THE PHONE.

Card Number

Expiry

CVN

Amount Paid

Cardholder Signature


Arctic Electrical & Air Pty Ltd

Electrical Contractors LIC: 78576

PO BOX 49 Lawnton QLD 4501

Australia

Phone: 0422 292 662

damien@arcticelectricalandair.com.au

u

www.arcticelectricalandair.com.au

ABN: 60 603 553 715

Invoice: 1578
Tax Invoice
Invoice date: 13/06/2019
Bill to:

 RHINO Property Management Pty Ltd
 Unit 3/211 Leitchs Road
 Brendale QLD 4500

Due:

20/06/2019

Purchase Order:

377a-277

DESCRIPTION	TAX TYPE	AMOUNT (ex GST)
2/45 Ascot Crescent, Kallangur, QLD, 4503	GST	0.00
Minor Service and Clean of the Carrier split system air conditioners in the main bedroom and lounge room @ \$90 plus gst per Air Conditioner. This includes cleaning the filters and giving the unit a thorough wipe over of the external covers only and finishing off with spraying an anti-mould/mildew deodorizer into the evaporative coil.	GST	180.00
Sub-Total (ex GST):		\$180.00
GST:		\$18.00
Total (inc GST):		\$198.00
Amount Paid:		\$0.00
AMOUNT DUE:		\$198.00

Notes

I certify that I am authorised under the Electrical Safety Act 2002 (Qld) to perform electrical work and to connect the installation on which I perform electrical work to the source of electricity. I certify that the electrical installation, to the extent it is effected by the electrical work, has been tested to ensure it is electrically safe and in accordance with the requirements of the wiring rules and any other standard applying under the Electrical Safety Regulation 2013.

Our quality workmanship is guaranteed. (12 Months)

Materials are subject to manufacture's warranty.

Any patching, painting required is owners responsibility.

All materials supplied and installed remain the property of Arctic Electrical & Air Pty Ltd prior to payment.

How to Pay Due 20/06/2019

Bank Deposit via EFT

Bank:	Commonwealth Bank of Australia
Name:	Arctic Electrical & Air Pty Ltd
BSB:	064164
AC#:	10681506
Ref#:	1578

Austcover
on your side

Brisbane Tel: (07) 3237 8666
Sydney Tel: (02) 8913 1777
Southport Tel: (07) 5532 2924
Fax: 1300 654 186

Post: PO Box 2780, Brisbane QLD 4001
Email: contactus@austcover.com.au
www.austcover.com.au
Austcover Pty Ltd ABN 46 073 425 562 AFSL 241799

Steadfast
STRENGTH WHEN YOU NEED IT

Ms A Leahy
Sapphire Skies Pty Ltd ATF Ascot
Crescent Bare Trust
45 Ascot Crescent
KALLANGUR QLD 4503

Renewal of Cover
TAX INVOICE

I0403309

Our Reference : AUS BRI S2356 0308748/007

Date : 30.09.2019

Class : Landlords

Insurer : CGU Insurance

Policy No. : 06L6102097

Period : 28.10.2019 to 28.10.2020 at 4.00pm

Premium 959.27

Stamp Duty 94.97

Broker Fee 54.40

Premium GST 95.92
Fee GST 5.44

GST Total 101.36

Total Amount A\$ 1,210.00

IMPORTANT NOTES

**** This policy expires at 4.00pm on the date of expiry, unless otherwise stated ****

Pd. 8/11/19

Your Account Manager is: **Becky Maddison**
Representative of: **Austcover Pty Ltd**
Tel (07) 3237 8666 Fax 1300 654 186

beckymaddison@austcover.com.au

Terms - Net 14 Days. Please forward your remittance to ensure cover. Claims must be notified immediately as late notification may cause denial of liability in some instances.



DEFT
PAYMENT SYSTEMS

DEFT Reference No
4005 7210 4033 097

Pay by credit card (Visa, Mastercard, Amex or Diners)
at www.deft.com.au or 1300 78 11 45



Biller Code: 20362
Reference: 4005 7210 4033 097

Austcover Direct Debit Details
Account Name: Austcover Pty Ltd Trust Account
BSB: 182-222 Account No: 204575047
Please Include Reference: I0403309

Please see attached for further payment methods.

Reference : AUS BRI S2356 0308748/007

Invoice No : I0403309

Client Name : Sapphire Skies Pty Ltd ATF Ascot

Account Mgr: Becky Maddison

Date : 30.09.2019

TOTAL PAYABLE 1,210.00

Pay Monthly using Premium Funding

There is an option which enables you to spread your payment over monthly instalments. Please contact us to arrange the necessary premium funding quotation if required. Please note, this applies to New Covers and Renewals only.





Flick Anticimex Pty Ltd

TAX INVOICE

Page 1 / 1

ABN 85000059665

Flick Anticimex Pty Ltd

Your Bill-To Number

401111442

Date of Issue

30/07/19

Invoice Number

402229210

Bill Enquiries

13-14-40

Email

accounts.receivable@flick-anticimex.com.au

Total Payable

350.00

Due Date

29/08/19

C/- Rhino Property Management
Accounts Department
P O Box 5092
Brendale, QLD 4032

For the following services provided	P/O No	Reference No.	Date Completed	No. Units	Unit Price (Ex GST)	Total Price (Ex GST)
Rhino Property Management 2 / 45 Ascot Cres Lot 240, Kallangur						
Non Contract Supply/Service of Ants, Cockroaches, Silverfish, Spiders, Flies Term Timber Pest Inspection	PO# 429a-263	402229210	30/07/19			
Flick 100 Year Anniversary Bundle Package				1.00	318.18	318.18
				Location Subtotal:		318.18

Total Ex-GST: 318.18

Total GST Amount:	31.82
-------------------	-------

Total Payable: 350.00

GENERAL INQUIRIES: brisbane@flick-anticimex.com.au.

Credit Claims Must be advised in writing within 14 days of the invoice date

Your Bill-To Number <div style="border: 1px solid black; padding: 2px; text-align: center;">401111442</div>	Invoice Number <div style="border: 1px solid black; padding: 2px; text-align: center;">402229210</div>	Bill Enquiries <div style="border: 1px solid black; padding: 2px; text-align: center;">13-14-40</div>	Due Date <div style="border: 1px solid black; padding: 2px; text-align: center;">29/08/19</div>	Total Amount Payable <div style="border: 1px solid black; padding: 2px; text-align: center;">350.00</div>
--	---	--	--	--

Bill Code: 260182

Ref: 4011114420

Telephone & Internet Banking – BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au

Remittance Details for EFT Payments :

Westpac: BSB 035828 Account 401111442

Please quote invoice number for prompt allocation

Remittances can be emailed to:

accounts.receivable@flick-anticimex.com.au

☐ Visa

☐ Mastercard

☐ Amex

Amount _____

Expiry Date _____

CVC _____

Card Holder's Name _____

Customer Signature _____

Flick Anticimex Pty Ltd

PO Box 256

Virginia, QLD 4014

DIVISION 40 - SCHEDULE OF DEPRECIABLE ITEMS

45 Ascot Cres (Duplex)

Kalangur QLD 4503

DIMINISHING VALUE

2017 - 2021

Date the property was available to produce income

28/11/2016

Date	Description	ESTIMATED COST OF PLANT AS DATE INSTALLED OR AT 1/11/2016	ESTIMATED COST OF PLANT AS AT 22/06/2008	EFFECTIVE LIFE YEARS	% Rate Diminishing Value	30/06/2017	Closing undeducted cost 2017	30/06/2018	Closing undeducted cost 2018	30/06/2019	Closing undeducted cost 2019	30/06/2020	Closing undeducted cost 2020	30/06/2021	Closing undeducted cost 2021
28/11/2016	Air Conditioning	7400	7400	12	16.67%	723	6677	1113	5564	928	4636	773	3863	644	3219
28/11/2016	Antena - Modulators	380	380	10	20.00%	45	335	67	268	54	214	43	171	34	137
28/11/2016	Bathroom Fixtures	300	300	10	20.00%	35	265	53	212	42	170	34	136	27	109
28/11/2016	Blinds	2800	2800	10	20.00%	328	2472	494	1978	396	1582	316	1266	253	1013
28/11/2016	Carpet - Flooring	3200	3200	10	20.00%	375	2825	565	2260	452	1808	362	1446	289	1157
28/11/2016	Ceiling Fans	1600	1600	6	33.33%	313	1287	429	858	286	572	191	381	127	254
28/11/2016	Cook top & Ovens	3800	3800	12	16.67%	371	3429	572	2857	476	2381	397	1984	331	1653
28/11/2016	Dishwasher	1450	1450	10	20.00%	170	1280	256	1024	205	819	164	655	131	524
28/11/2016	Exhaust Fans	480	480	10	20.00%	56	424	85	339	68	271	54	217	43	174
28/11/2016	Garbage bins	540	540	6 2/3	30.00%	95	445	134	311	93	218	65	153	46	107
28/11/2016	Hot water systems	2900	2900	12	16.67%	283	2617	436	2181	364	1817	303	1514	252	1262
28/11/2016	Light fittings and shades	940	940	5	40.00%	220	720	288	432	173	259	104	155	62	93
28/11/2016	Mirrors	260	260	5	40.00%	61	199	80	119	48	71	28	43	17	26
28/11/2016	Range Hoods	740	740	12	16.67%	72	668	111	557	93	464	77	387	65	322
28/11/2016	Roller door controls	120	120	5	40.00%	28	92	37	55	22	33	13	20	8	12
28/11/2016	Roller door motors only	940	940	10	20.00%	110	830	166	664	133	531	106	425	85	340
28/11/2016	Smoke Detectors	480	480	6	33.33%	94	386	129	257	86	171	57	114	38	76
28/11/2016	Sundry Items	300	300	10	20.00%	35	265	53	212	42	170	34	136	27	109
TOTAL DEDUCTION		\$28,630	\$28,630			\$3,414		\$5,068		\$3,961		\$3,121		\$2,479	

DIVISION 40 - SCHEDULE OF DEPRECIABLE ITEMS

45 Ascot Cres (Duplex)

Kalangur QLD 4503

DIMINISHING VALUE

2022 - 2026

Description	ESTIMATED COST OF PLANT AS AT 22/06/2008	Diminishing Value Base on Current Age	EFFECTIVE LIFE YEARS	% Rate Diminishing Value	30/06/2022	Closing undeducted cost 2022	30/06/2023	Closing undeducted cost 2023	30/06/2024	Closing undeducted cost 2024	30/06/2025	Closing undeducted cost 2025	30/06/2026	Closing undeducted cost 2026
Air Conditioning	7,400	3219	12	16.67%	537	2682	447	2235	373	1862	310	1552	259	1293
Antena - Modulators	380	137	10	20.00%	27	110	22	88	18	70	14	56	11	45
Bathroom Fixtures	300	109	10	20.00%	22	87	17	70	14	56	11	45	9	36
Blinds	2,800	1013	10	20.00%	203	810	162	648	130	518	104	414	83	331
Carpet - Flooring	3,200	1157	10	20.00%	231	926	185	741	148	593	119	474	95	379
Ceiling Fans	1,600	254	6	33.33%	85	169	56	113	38	75	25	50	17	33
Cook top & Ovens	3,800	1653	12	16.67%	276	1377	230	1147	191	956	159	797	133	664
Dishwasher	1,450	524	10	20.00%	105	419	84	335	67	268	54	214	43	171
Exhaust Fans	480	174	10	20.00%	35	139	28	111	22	89	18	71	14	57
Garbage bins	540	107	6 2/3	30.00%	32	75	23	52	16	36	11	25	8	17
Hot water systems	2,900	1262	12	16.67%	210	1052	175	877	146	731	122	609	102	507
Light fittings and shades	940	93	5	40.00%	37	56	22	34	14	20	8	12	5	7
Mirrors	260	26	5	40.00%	10	16	6	10	4	6	2	4	2	2
Range Hoods	740	322	12	16.67%	54	268	45	223	37	186	31	155	26	129
Roller door controls	120	12	5	40.00%	5	7	3	4	2	2	1	1	0	0
Roller door motors only	940	340	10	20.00%	68	272	54	218	44	174	35	139	28	111
Smoke Detectors	480	76	6	33.33%	25	51	17	34	11	23	8	15	5	10
Sundry Items	300	109	10	20.00%	22	87	17	70	14	56	11	45	9	36
TOTAL DEDUCTION	\$28,630	\$10,587			\$1,984		\$1,593		\$1,289		\$1,043		\$849	

No responsibility is accepted for any third party that may rely on the contents of this schedule



DIVISION 43 CAPITAL EXPENDITURE

1	Full address of property	45 Ascot Cres (Duplex)	Kalangur QLD 4503
2	Name of client for whom the report is prepared	Sapphire Skies Pty Ltd	
	ABN		
	Ownership details	BUSINESS/TRUST	
3	Date of the report	6/10/2017	
4	Dates relating to the property ownership (where applicable):		
	Purchase Date:		
	Date Construction Commenced	11/08/2016	
	Date Construction completed	1/11/2016	
	Date of contract for sale		
	Purchase Price		
	Date the property was available to produce income	28/11/2016	
	Relevant % (2.5% or 4%)		
5	Source of cost information		
	Supplied by original builder	<input type="checkbox"/>	
	Estimated by QS	<input checked="" type="checkbox"/>	
	Based on previous tax information	<input type="checkbox"/>	
	Based on information included in sales documents	<input type="checkbox"/>	
	Based on building plans or design documentation	<input type="checkbox"/>	
	Based on information obtained from city council	<input type="checkbox"/>	
	Based on information provided by client	<input checked="" type="checkbox"/>	
6	Method of splitting costs for strata units		
	Based on strata entitlement	<input type="checkbox"/>	
	Based on area of unit	<input type="checkbox"/>	
	Based on number of units	<input type="checkbox"/>	
7	Split of purchase price to identify land cost, plant building and other.	<input type="checkbox"/>	
8	Method of dealing with first year		
	Taken as a full year	<input checked="" type="checkbox"/>	
	Calculated based	<input type="checkbox"/>	

Calculated at 2.5%	Total Deduction \$
Year 2017	\$ 3,422
Year 2018	\$ 5,809
Year 2019	\$ 5,809
Year 2020	\$ 5,809

DIVISION 43 - CONSTRUCTION EXPENDITURE

45 Ascot Cres (Duplex)
Kalangur QLD 4503

This section of the report calculates the undeducted construction expenditure according to subdivision 43-G

For year ending 30/06/2017

DATE	Item	Description	CONSTRUCTION COST 1/11/2016	WDV AS AT 27/11/2016	RATE -PC	30/06/2017		30/06/2018	
						dep	wdv	dep	wdv
27/11/2016	1	CONSTRUCTION COST	229,170	228,762	2.50%	3375	225387	5729	219658
		HARD LANDSCAPING 27/10/2016		WDV AS AT 27/11/2016	RATE -PC	dep	wdv	dep	wdv
		3,200	3,193	2.50%	47	3146	80	3066	
		\$232,370	\$231,955			\$3,422	\$228,533	\$5,809	\$222,724

30/06/2019		30/06/2020	
dep	wdv	dep	wdv
5729	213929	5729	208200
dep	wdv	dep	wdv
80	2986	80	2906
\$5,809	\$216,915	\$5,809	\$211,106

No responsibility is accepted for any third party that may rely on the contents of this schedule



THE MATADOR GROUP

.....taking charge when it counts

F77

Postal:
PO Box 3249
South Brisbane BC QLD 4101
M: 0413 826 044
International: +61 413 826 044
E: mail@thematadorgroup.com.au
W: www.thematadorgroup.com.au

9 May 2019

Ms Alexandra Leahy
23 Cooyar Street
ASPELY QLD 4034

Dear Alex

Re: TAX INVOICE - ABN 39080978972

NO: 910503

Book keeping charge for Arc Super Fund for year ended 30 June 2018

Fee \$300.00

GST @ 10% 30.00

TOTAL PROFESSIONAL FEE \$ 330.00

Pd 21/6/20

OUR BANK ACCOUNT DETAILS for EFT PAYMENTS

BSB: 084-004 Account No: 401552674

With Compliments
THE MATADOR GROUP

Net Payable Within 7 Days

PLEASE INCLUDE REMITTANCE ADVICE WHEN MAKING PAYMENT

E.&O.E.



THE MATADOR GROUP

.....taking charge when it counts

Postal:
PO Box 3249
South Brisbane BC QLD 4101
M: 0413 826 044
International: +61 413 826 044
E: mail@thematadorgroup.com.au
W: www.thematadorgroup.com.au

24 June 2020

Ms Alexandra Leahy
23 Cooyar Street
ASPELY QLD 4034

Dear Alex

Re: TAX INVOICE - ABN 39080978972

NO: 920610

Book keeping charge for Arc Super Fund for year ended 30 June 2019

Fee	\$300.00
GST @ 10%	<u>30.00</u>
TOTAL PROFESSIONAL FEE	<u>\$ 330.00</u>

Pd 21/120.

OUR BANK ACCOUNT DETAILS for EFT PAYMENTS

BSB: 084-004 Account No: 401552674

With Compliments
THE MATADOR GROUP

Net Payable Within 7 Days

PLEASE INCLUDE REMITTANCE ADVICE WHEN MAKING PAYMENT

E.&O.E.



ASIC

Australian Securities & Investments Commission

ABN 86 768 265 615

Inquiries

www.asic.gov.au/invoices

1300 300 630

EMERALD SKIES PTY LTD
THE MATADOR GROUP
PO BOX 3249 SOUTH BRISBANE BC QLD 4101

INVOICE STATEMENT

Issue date 05 Jul 19

EMERALD SKIES PTY LTD

ACN 612 168 171

Account No. 22 612168171

Summary

Opening Balance	\$53.00
New items	\$80.00 Fine fee
Payments & credits	\$0.00
TOTAL DUE	\$133.00

- Amounts are not subject to GST. (Treasurer's determination - exempt taxes, fees and charges).
- Payment of your annual review fee will maintain your registration as an Australian company.

Transaction details are listed on the back of this page

Please pay

Immediately **\$133.00**

If you have already paid please ignore this invoice statement.

- Late fees will apply if you do NOT
 - tell us about a change during the period that the law allows
 - bring your company or scheme details up to date within 28 days of the date of issue of the annual statement, or
 - pay your review fee within 2 months of the annual review date.
- Information on late fee amounts can be found on the ASIC website.

Pd 12/7/19



ASIC

Australian Securities & Investments Commission

PAYMENT SLIP

EMERALD SKIES PTY LTD

ACN 612 168 171

Account No: 22 612168171



22 612168171

TOTAL DUE **\$133.00**Immediately **\$133.00**

Payment options are listed on the back of this payment slip



Billers Code: 17301
Ref: 2296121681714



*814 129 0002296121681714 16



ASIC

Australian Securities & Investments Commission

ABN 86 768 265 615

Inquiries

www.asic.gov.au/invoices

1300 300 630

SAPPHIRE SKIES PTY LTD
THE MATADOR GROUP
PO BOX 3249 SOUTH BRISBANE BC QLD 4101

INVOICE STATEMENT

Issue date 12 May 19

SAPPHIRE SKIES PTY LTD

ACN 612 377 929

Account No. 22 612377929

Summary

Opening Balance	\$0.00
New items	\$263.00
Payments & credits	\$0.00
TOTAL DUE	\$263.00

- Amounts are not subject to GST. (Treasurer's determination - exempt taxes, fees and charges).
- Payment of your annual review fee will maintain your registration as an Australian company.

Transaction details are listed on the back
of this page

Please pay

Immediately	\$0.00
By 12 Jul 19	\$263.00

If you have already paid please ignore this
invoice statement.

- Late fees will apply if you do NOT
 - tell us about a change during the period that the law allows
 - bring your company or scheme details up to date within 28 days of the date of issue of the annual statement, or
 - pay your review fee within 2 months of the annual review date.
- Information on late fee amounts can be found on the ASIC website.



ASIC

Australian Securities & Investments Commission

PAYMENT SLIP

SAPPHIRE SKIES PTY LTD

ACN 612 377 929

Account No: 22 612377929



22 612377929

TOTAL DUE	\$263.00
Immediately	\$0.00
By 12 Jul 19	\$263.00

Payment options are listed on the back
of this payment slip



Billers Code: 17301
Ref: 2296123779292



*814 129 0002296123779292 54



ASIC

Australian Securities & Investments Commission

ABN 86 768 265 615

EMERALD SKIES PTY LTD
THE MATADOR GROUP
PO BOX 3249 SOUTH BRISBANE BC QLD 4101

INVOICE STATEMENT

Issue date 02 May 20

EMERALD SKIES PTY LTD

ACN 612 168 171

Account No. 22 612168171

Summary

Opening Balance	\$0.00
New items	\$54.00
Payments & credits	\$0.00
TOTAL DUE	\$54.00

- Amounts are not subject to GST. (Treasurer's determination - exempt taxes, fees and charges).
- Payment of your annual review fee will maintain your registration as an Australian company.

Transaction details are listed on the back of this page

Inquiries

www.asic.gov.au/invoices

1300 300 630

Please pay

Immediately	\$0.00
By 02 Jul 20	\$54.00

If you have already paid please ignore this invoice statement.

- Late fees will apply if you do NOT
 - tell us about a change during the period that the law allows
 - bring your company or scheme details up to date within 28 days of the date of issue of the annual statement, or
 - pay your review fee within 2 months of the annual review date.
- Information on late fee amounts can be found on the ASIC website.



ASIC

Australian Securities & Investments Commission

PAYMENT SLIP

EMERALD SKIES PTY LTD

ACN 612 168 171

Account No: 22 612168171



22 612168171

TOTAL DUE	\$54.00
Immediately	\$0.00
By 02 Jul 20	\$54.00

Payment options are listed on the back of this payment slip



Billers Code: 17301
Ref: 2296121681714



*814 129 0002296121681714 16

Transaction details:

page 2 of 2

	Transactions for this period	ASIC reference	\$ Amount
2020-05-02	Annual Review - Special Purpose Pty Co	3X4024416480P A	\$54.00
	Outstanding transactions		
2020-05-02	Annual Review - Special Purpose Pty Co	3X4024416480P A	\$54.00

PAYMENT OPTIONS



Billpay Code: 8929
Ref: 2296 1216 8171 416

Australia Post

Present this payment slip. Pay by cash, cheque or EFTPOS

Phone

Call 13 18 16 to pay by Mastercard or Visa

On-line

Go to postbillpay.com.au to pay by Mastercard or Visa

Mail

Mail this payment slip and cheque (do not staple) to ASIC,
Locked Bag 5000, Gippsland Mail Centre VIC 3841



Biller Code: 17301
Ref: 2296121681714

Telephone & Internet Banking – BPAY®

Contact your bank or financial institution to make this
payment from your cheque, savings, debit, credit card
or transaction account. More info: www.bpay.com.au



ASIC

Australian Securities & Investments Commission

ABN 86 768 265 615

Inquiries

www.asic.gov.au/invoices

1300 300 630

SAPPHIRE SKIES PTY LTD
THE MATADOR GROUP
PO BOX 3249 SOUTH BRISBANE BC QLD 4101

INVOICE STATEMENT

Issue date 12 May 20

SAPPHIRE SKIES PTY LTD

ACN 612 377 929

Account No. 22 612377929

Summary

Opening Balance	\$0.00
New items	\$267.00
Payments & credits	\$0.00
TOTAL DUE	\$267.00

- Amounts are not subject to GST. (Treasurer's determination - exempt taxes, fees and charges).
- Payment of your annual review fee will maintain your registration as an Australian company.

Transaction details are listed on the back
of this page

Please pay

Immediately	\$0.00
By 12 Jul 20	\$267.00

If you have already paid please ignore this
invoice statement.

- Late fees will apply if you do NOT
 - tell us about a change during the period that the law allows
 - bring your company or scheme details up to date within 28 days of the date of issue of the annual statement, or
 - pay your review fee within 2 months of the annual review date.
- Information on late fee amounts can be found on the ASIC website.



ASIC

Australian Securities & Investments Commission

PAYMENT SLIP

SAPPHIRE SKIES PTY LTD

ACN 612 377 929

Account No: 22 612377929



22 612377929

TOTAL DUE	\$267.00
Immediately	\$0.00
By 12 Jul 20	\$267.00

Payment options are listed on the back
of this payment slip

Pd 26/20



Bill Code: 17301
Ref: 2296123779292



*814 129 0002296 123779292 54

Transaction details:

page 2 of 2

	Transactions for this period	ASIC reference	\$ Amount
2020-05-12	Annual Review - Pty Co	3X4107072480B A	\$267.00
	Outstanding transactions		
2020-05-12	Annual Review - Pty Co	3X4107072480B A	\$267.00

PAYMENT OPTIONS



Billpay Code: 8929
Ref: 2296 1237 7929 254

Australia Post

Present this payment slip. Pay by cash, cheque or EFTPOS

Phone

Call 13 18 16 to pay by Mastercard or Visa

On-line

Go to postbillpay.com.au to pay by Mastercard or Visa

Mail

Mail this payment slip and cheque (do not staple) to ASIC,
Locked Bag 5000, Gippsland Mail Centre VIC 3841



Biller Code: 17301
Ref: 2296123779292

Telephone & Internet Banking – BPAY*

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au



Australian Government
Australian Taxation Office

Agent THE MATADOR GROUP
Client THE TRUSTEE FOR ARC SUPER FUND
ABN 94 152 861 514
TFN [REDACTED]

Income tax 002

Date generated	09/05/2021
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

8 results found - from **09 May 2019** to **09 May 2021** sorted by **processed date** ordered **newest to oldest**

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
31 Aug 2020	31 Aug 2020	General interest charge			\$0.00
31 Aug 2020	28 Aug 2020	Payment received		\$400.60	\$0.00
1 Jul 2020	1 Jul 2020	General interest charge			\$400.60 DR
22 Jun 2020	30 Jun 2020	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 18 to 30 Jun 19	\$400.60		\$400.60 DR
3 Jul 2019	3 Jul 2019	General interest charge			\$0.00
3 Jul 2019	2 Jul 2019	Payment received		\$259.00	\$0.00
3 Jun 2019	3 Jun 2019	General interest charge			\$259.00 DR
9 May 2019	15 May 2019	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 17 to 30 Jun 18	\$259.00		\$259.00 DR



Australian Government
Australian Taxation Office

Agent THE MATADOR GROUP
Client THE TRUSTEE FOR ARC SUPER FUND
ABN 94 152 861 514
TFN [REDACTED]

Activity statement 004

Date generated	09/05/2021
Overdue	\$518.00 DR
Not yet due	\$0.00
Balance	\$518.00 DR

Transactions

6 results found - from **09 May 2019** to **09 May 2021** sorted by **processed date** ordered **newest to oldest**

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
3 May 2021	3 May 2021	General interest charge			\$518.00 DR
2 May 2021	28 Apr 2021	Original Activity Statement for the period ending 31 Mar 21 - PAYG Instalments	\$259.00		\$518.00 DR
1 Apr 2021	1 Apr 2021	General interest charge			\$259.00 DR
7 Mar 2021	2 Mar 2021	Original Activity Statement for the period ending 31 Dec 20 - PAYG Instalments	\$259.00		\$259.00 DR
3 Nov 2020	28 Oct 2020	Original Activity Statement for the period ending 30 Sep 20 - PAYG Instalments	\$259.00		\$0.00
26 Oct 2020	23 Oct 2020	Payment received		\$259.00	\$259.00 CR



Australian Government
Australian Taxation Office

001501



THE TRUSTEE FOR ARC SUPER FUND
PO BOX 3249
SOUTH BRISBANE BC QLD 4101

Our reference: 8010806983908
Phone: 13 11 42
ABN: 94 152 861 514

28 May 2019

You have an overdue tax debt

Total due now
\$259.00

- > Your debt is growing daily
- > Please pay us or contact us in 14 days or you could face legal action

Dear Sir/Madam,

*Extended to 4/7/19.
ref. no. 10 SIS 286 826 52*

Here is your debt

Tax type	Amount owing
Income Tax	\$259.00

When you pay this debt you will be joining the millions of Australians who pay their tax to support our country and the Australian way of life.

Pay now

You must pay your debt by 11 June 2019 or contact us on **13 11 42** between 8.00am and 6.00pm, Monday to Friday.

Each day your debt remains unpaid the debt increases. We currently charge interest at 8.96% a year, compounding daily, until the debt is paid in full.

If you do not pay or contact us we will begin legal action.

If you have paid this overdue tax debt in the last 7 days, thank you. No further action is required.

PAY NOW

Your payment reference number (PRN) is:
2009 8343 9035 1521

BPAY®



Bill code: 75556

CREDIT CARD

Pay online with your credit card at www.optusmartpay.com/governmenteasypay-ato or phone **1300 898 089**.

A card payment fee applies.

For other payment options, visit ato.gov.au/howtopay

NEED HELP?

Visit us at ato.gov.au/contactus
Or
Contact us on **13 11 42** between 8.00am and 6.00pm, Monday to Friday.

You are here

Your debt was due and payable.

Your debt is overdue. You have 14 days to pay or contact us.

We start legal action.



Australian Government
Australian Taxation Office

Year to date interest summary report 2019/2020

! **You should not rely** on this report to prepare your client's income tax returns. For more information refer to [recurring data issues](https://www.ato.gov.au/tax-professionals/tax-agent-portal/using-the-tax-agent-portal/portal-reports/pre-filling-service/recurring-data-issues/#interestnonfromalaccts) (<https://www.ato.gov.au/tax-professionals/tax-agent-portal/using-the-tax-agent-portal/portal-reports/pre-filling-service/recurring-data-issues/#interestnonfromalaccts>)

Client Name THE TRUSTEE FOR ARC SUPER FUND
Last Updated 01/05/2021
TFN [REDACTED]

Net amounts applicable for the year to date.

Description	ITA
	Total (\$)
Total net interest debited	2.98
Total net interest credited	1.65 CR

Total clients for this tax agent : 1

Alex Leahy

From: Rhino Property Management Pty Ltd <propertytree@propertytree.com>
Sent: Thursday, 2 January 2020 3:52 PM
To: alex@oxmarproperties.com.au
Subject: Ownership Statement

Dear Alex Leahy,

A copy of your ownership statement as of 2/01/2020 is available at the following link:
[OwnershipStatement27_2012020.pdf](#)

If any creditor invoices were paid during the statement period you can view them using the links below.

Please don't hesitate to contact me if you have any questions.

Regards

Rhino Property Management Pty Ltd

If you no longer want to receive statements by email click on the link below to unsubscribe. All future statements will be sent by post.
[Unsubscribe](#)

6/1/20 transferred
to AusLink
/BigSky \$3012.93



Receipt for funds transfer

Your transfer has been successfully submitted.

- \$3,012.93 has been paid to Emerald Skies Pty Ltd
- Confirmation number: P5354725864

Account Details

From Account
ARC - Business Accto/084-102 81-063-8540

To Account
Emerald Skies Pty Ltd/803-228 100146643 CUSCAL LIMITED

Transaction details

Amount
3,012.93

Description
Rent Dec 2019

Remitter name
L240

Transfer schedule

Transfer date
06/01/20

When will my payment be received?

Alex Leahy

From: Rhino Property Management Pty Ltd <propertytree@propertytree.com>
Sent: Monday, 2 December 2019 2:16 PM
To: alex@oxmarproperties.com.au
Subject: Ownership Statement

Dear Alex Leahy,

A copy of your ownership statement as of 2/12/2019 is available at the following link:
[OwnershipStatement26_2122019.pdf](#)

If any creditor invoices were paid during the statement period you can view them using the links below.

Please don't hesitate to contact me if you have any questions.

Regards

Rhino Property Management Pty Ltd

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[Unsubscribe](#)

Alex Leahy

From: Rhino Property Management Pty Ltd <propertytree@propertytree.com>
Sent: Monday, 6 July 2020 12:43 PM
To: Alex Leahy
Subject: Income & Expenditure Report

Dear Alex Leahy,

Your Income & Expenditure report is now available to view at the following link: [IncomeExpenditure_12_20190701_20200630.pdf](#)

This report was created for statements created between 1/07/2019 and 30/06/2020 for

1/45 Ascot Crescent, Kallangur, QLD 4503; 2/45 Ascot Crescent, Kallangur, QLD 4503

Please don't hesitate to contact me if you have any questions.

Regards,

Rhino Property Management Pty Ltd



INTERNET BANKING

Receipt for funds transfer

Your transfer has been successfully submitted.

- \$7,570.44 has been paid to Emerald Skies Pty Ltd
- Confirmation number: L9722219970

Account Details

From Account
ARC - Business Acco/084-102 81-063-8540

To Account
Emerald Skies Pty Ltd/803-228 100146643 CUSCAL LIMITED

Transaction details

Amount
7,570.44

Description
Rent Sept-Nov 2019

Remitter name
L240

Transfer schedule

Transfer date
19/12/19

When will my payment be received?

--	--

Alex Leahy

From: Rhino Property Management Pty Ltd <propertytree@propertytree.com>
Sent: Friday, 1 November 2019 12:32 PM
To: alex@oxmarproperties.com.au
Subject: Ownership Statement

Dear Alex Leahy,

A copy of your ownership statement as of 1/11/2019 is available at the following link:
[OwnershipStatement25_1112019.pdf](#)

If any creditor invoices were paid during the statement period you can view them using the links below.

Please don't hesitate to contact me if you have any questions.

Regards

Rhino Property Management Pty Ltd

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2809.65
- insurance 1210

1599.65

Alex Leahy

From: Rhino Property Management Pty Ltd <propertytree@propertytree.com>
Sent: Monday, 2 September 2019 4:46 PM
To: alex@oxmarproperties.com.au
Subject: Ownership Statement

Dear Alex Leahy,

A copy of your ownership statement as of 2/09/2019 is available at the following link:
[OwnershipStatement23_2092019.pdf](#)

If any creditor invoices were paid during the statement period you can view them using the links below.

Please don't hesitate to contact me if you have any questions.

Regards

Rhino Property Management Pty Ltd

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Rent Aug 2019 2468.14

less Utility
Water

593.18

1874.96

Alex Leahy

From: Rhino Property Management Pty Ltd <propertytree@propertytree.com>
Sent: Tuesday, 1 October 2019 10:34 AM
To: alex@oxmarproperties.com.au
Subject: Ownership Statement

Dear Alex Leahy,

A copy of your ownership statement as of 1/10/2019 is available at the following link:
[OwnershipStatement24_1102019.pdf](#)

If any creditor invoices were paid during the statement period you can view them using the links below.

Please don't hesitate to contact me if you have any questions.

Regards

Rhino Property Management Pty Ltd

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\$ 2468.14

~~Unity~~ 593.18
~~water~~


~~\$ 1874.96~~



INTERNET BANKING

New bill payment - bank acknowledgement

Acknowledgement details

Status report: Paid 
Confirmation number: K9972907626
Created: 06/09/19

From account: ARC - Business Account #8540/084-102 81-063-8540
Biller code: 130393
Biller name: UNITYWATER
Customer reference no: 0998233795
Amount: 593.18
Payment date: 06/09/19

When will my payment be received?

End of Report

Date 06/09/19 Time 13:50
National Australia Bank Limited A.B.N. 12 004 044 937



Receipt for funds transfer

Your transfer has been successfully submitted.

- \$1,874.96 has been paid to Emerald Skies Pty Ltd
- Confirmation number: S9764987012

Account Details

From Account
ARC - Business Acco/084-102 81-063-8540

To Account
Emerald Skies Pty Ltd/803-228 100146643 CUSCAL LIMITED

Transaction details

Amount
1,874.96

Description
Rent Aug 2019

Remitter name
L240

Transfer schedule

Transfer date
06/09/19

When will my payment be received?

--	--

Alex Leahy

From: Rhino Property Management Pty Ltd <propertytree@propertytree.com>
Sent: Thursday, 1 August 2019 6:38 PM
To: alex@oxmarproperties.com.au
Subject: Ownership Statement

Dear Alex Leahy,

A copy of your ownership statement as of 1/08/2019 is available at the following link:
[OwnershipStatement22_1082019.pdf](#)

If any creditor invoices were paid during the statement period you can view them using the links below.

Please don't hesitate to contact me if you have any questions.

Regards

Rhino Property Management Pty Ltd

- [Invoice 402229210.pdf](#)
- [Invoice 402229207.pdf](#)

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July Rent Income 2224:27

- plumber (836:00)

- mberc rates (815:00)

balance of rent transferred. \$ 573:27
to Big Sky

9/8/19

Payments from ARC A/L.

Income - rent 2224:27

Employer Super. 2308:89

4533:16Less °reimburse A. Leahy
for payments made
on behalf of ARC

- ASIC 133

- ASIC 263 (396)

o plumber (836)

o Rates (815)

remaining

2486:16

transferred to Big
sky in 2
payments

\$573:27

\$1912:89



INTERNET BANKING

Receipt for funds transfer

Your transfer has been successfully submitted.

- \$573.27 has been paid to Emerald Skies Pty Ltd
- Confirmation number: F1608209551

Account Details

From Account
ARC - Business Acco/084-102 81-063-8540

To Account
Emerald Skies Pty Ltd/803-228 100146643 CUSCAL LIMITED

Transaction details

Amount
573.27

Description
Rent July 2019

Remitter name
L240

Transfer schedule

Transfer date
09/08/19

When will my payment be received?

--	--



INTERNET BANKING

Receipt for funds transfer

Your transfer has been successfully submitted.

- \$1,912.84 has been paid to Emerald Skies Pty Ltd
- Confirmation number: Z8431199551

Account Details

From Account
ARC - Business Acco/084-102 81-063-8540

To Account
Emerald Skies Pty Ltd/803-228 100146643 CUSCAL LIMITED

Transaction details

Amount
1,912.84

Description
Part super. contri

Remitter name
Employer Super

Transfer schedule

Transfer date
09/08/19

When will my payment be received?

--	--

Alex Leahy

From: Rhino Property Management Pty Ltd <propertytree@propertytree.com>
Sent: Friday, 1 May 2020 1:39 PM
To: Alex Leahy
Subject: Ownership Statement

Dear Alex Leahy,

A copy of your ownership statement as of 1/05/2020 is available at the following link:
[OwnershipStatement31_1052020.pdf](#)

If any creditor invoices were paid during the statement period you can view them using the links below.

Please don't hesitate to contact me if you have any questions.

Regards

Rhino Property Management Pty Ltd

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April rent	2468:14	
		- 54:00
less ASIC fee		
less rates		- 815:05
		<hr/>
Balance transferred to A/S unit	1599:09	



INTERNET BANKING

New bill payment - bank acknowledgement

Acknowledgement details

Status report:

Paid ⓘ

Confirmation number:

C7387444829

Created:

11/05/20

From account:

ARC - Business Account #8540/084-102 81-063-8540

Biller code:

7062

Biller name:

MORETON BAY REGIONAL COUNCIL - RATES

Customer reference no:

008229528

Amount:

815.05

Payment date:

11/05/20

When will my payment be received?**End of Report**

Date 11/05/20 Time 14:27

National Australia Bank Limited A.B.N. 12 004 044 937



INTERNET BANKING

New bill payment - bank acknowledgement

Acknowledgement details

Status report: Paid 
Confirmation number: B1609996823
Created: 11/05/20

From account: ARC - Business Account #8540/084-102 81-063-8540
Biller code: 17301
Biller name: AUSTRALIAN SECURITIES & INVESTMENTS COMMISSION
Customer reference no: 2296121681714
Amount: 54.00
Payment date: 11/05/20

When will my payment be received?

End of Report

Date 11/05/20 Time 13:24
National Australia Bank Limited A.B.N. 12 004 044 937



INTERNET BANKING

Receipt for payment

Your transfer has been successfully submitted.

- \$1,599.09 has been paid to Emerald Skies Pty Ltd
- Confirmation number: L9953928108

Account Details

From Account

ARC - Business Acco/084-102 81-063-8540

To Account

Emerald Skies Pty Ltd/803-228 100146643 CUSCAL LIMITED

Transaction details

Amount

1,599.09

Description

Tnfr rent April 20

Remitter name

ARC Super Fund

Transfer schedule

Transfer date

11/05/20

When will my payment be received?

--	--

Alex Leahy

From: Rhino Property Management Pty Ltd <propertytree@propertytree.com>
Sent: Wednesday, 1 April 2020 2:39 PM
To: alex@oxmarproperties.com.au
Subject: Ownership Statement

Dear Alex Leahy,

A copy of your ownership statement as of 1/04/2020 is available at the following link:
[OwnershipStatement30_1042020.pdf](#)

If any creditor invoices were paid during the statement period you can view them using the links below.

Please don't hesitate to contact me if you have any questions.

Regards

Rhino Property Management Pty Ltd

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March 2020	Rent	2809.65
	less Unity Water	<u>637.04</u>
31/4/20	transferred to Aus unity	\$ 2172.61



Receipt for payment

Your transfer has been successfully submitted.

- \$2,172.61 has been paid to Emerald Skies Pty Ltd
- Confirmation number: M5939404036

Account Details

From Account

ARC - Business Accto/084-102 81-063-8540

To Account

Emerald Skies Pty Ltd/803-228 100146643 CUSCAL LIMITED

Transaction details

Amount

2,172.61

Description

Rent March 2020

Remitter name

L240

Transfer schedule

Transfer date

03/04/20

When will my payment be received?

--	--



INTERNET BANKING

New bill payment - bank acknowledgement

Acknowledgement details

Status report:	Paid ⓘ
Confirmation number:	B5287256491
Created:	03/04/20

From account:	ARC - Business Account #8540/084-102 81-063-8540
Bill code:	130393
Bill name:	UNITYWATER
Customer reference no:	0998233795
Amount:	637.04
Payment date:	03/04/20

When will my payment be received?

End of Report

Date 03/04/20 Time 15:24
National Australia Bank Limited A.B.N. 12 004 044 937

Alex Leahy

From: Alex Leahy <alex@oxmarproperties.com.au>
Sent: Friday, 3 April 2020 2:35 PM
To: 'Cath Schuhmacher'
Subject: 45 ASCOT CRESCENT, KALLANGUR - UNITY WATER INVOICE
Attachments: Sharp Scans_20200403_144831.pdf

Hi Cath,

Attached is a copy of the paid Unity Water invoice for the period 23/11/19 to 24/2/20 for part recovery from tenants.

Thanks

Kind regards,
Alex Leahy
Oxmar Properties

Ph: 07 3263 4977
Mob: 0403 531 864
Fax: 07 3263 4966
Web: www.oxmarproperties.com.au

Alex Leahy

From: Rhino Property Management Pty Ltd <propertytree@propertytree.com>
Sent: Monday, 2 March 2020 2:26 PM
To: alex@oxmarproperties.com.au
Subject: Ownership Statement

Dear Alex Leahy,

A copy of your ownership statement as of 2/03/2020 is available at the following link:
[OwnershipStatement29_2032020.pdf](#)

If any creditor invoices were paid during the statement period you can view them using the links below.

Please don't hesitate to contact me if you have any questions.

Regards

Rhino Property Management Pty Ltd

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6/6/20

Transferred to
Aus Unity.

\$2492.60



INTERNET BANKING

Receipt for payment

Your transfer has been successfully submitted.

- \$2,492.60 has been paid to Emerald Skies Pty Ltd
- Confirmation number: V1958457299

Account Details

From Account

ARC - Business Acco/084-102 81-063-8540

To Account

Emerald Skies Pty Ltd/803-228 100146643 CUSCAL LIMITED

Transaction details

Amount

2,492.60

Description

Rent Feb 2020

Remitter name

Ascot Crescent

Transfer schedule

Transfer date

06/03/20

When will my payment be received?

--	--

Alex Leahy

From: Rhino Property Management Pty Ltd <propertytree@propertytree.com>
Sent: Monday, 3 February 2020 2:36 PM
To: alex@oxmarproperties.com.au
Subject: Ownership Statement

Dear Alex Leahy,

A copy of your ownership statement as of 3/02/2020 is available at the following link:
[OwnershipStatement28_3022020.pdf](#)

If any creditor invoices were paid during the statement period you can view them using the links below.

Please don't hesitate to contact me if you have any questions.

Regards

Rhino Property Management Pty Ltd

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Rent January

\$2468:14

less rates

815:05

Transferred to Aus. Only
(Big Sky)

\$1653:09.



Receipt for funds transfer

Your transfer has been successfully submitted.

- \$1,653.09 has been paid to Emerald Skies Pty Ltd
- Confirmation number: Z8311457918

Account Details

From Account

ARC - Business Acco/084-102 81-063-8540

To Account

Emerald Skies Pty Ltd/803-228 100146643 CUSCAL LIMITED

Transaction details

Amount

1,653.09

Description

Rent Jan 2020

Remitter name

Rent Jan 2020

Transfer schedule

Transfer date

07/02/20

When will my payment be received?

--	--

February 2020



INTERNET BANKING

New bill payment - bank acknowledgement

Acknowledgement details

Status report: Paid 
Confirmation number: Y5054765718
Created: 07/02/20

From account: ARC - Business Account #8540/084-102 81-063-8540
Biller code: 7062
Biller name: MORETON BAY REGIONAL COUNCIL - RATES
Customer reference no: 008229528
Amount: 815.05
Payment date: 07/02/20

When will my [payment be received?](#)

End of Report

Date 07/02/20 Time 14:17
National Australia Bank Limited A.B.N. 12 004 044 937

October - December 2019



INTERNET BANKING

New bill payment - bank acknowledgement

Acknowledgement details

Status report: Paid ⓘ
Confirmation number: L7968032797
Created: 22/11/19

From account: ARC - Business Account #8540/084-102 81-063-8540
Biller code: 7062
Biller name: MORETON BAY REGIONAL COUNCIL - RATES
Customer reference no: 008229528
Amount: 820.00
Payment date: 22/11/19

When will my [payment be received?](#)

End of Report

Date 22/11/19 Time 14:00
National Australia Bank Limited A.B.N. 12 004 044 937

September 2019

August 2019



INTERNET BANKING

Receipt for funds transfer

Your transfer has been successfully submitted.

- \$836.00 has been paid to Agua Plumbing Solutions
- Confirmation number: A3472393215

The payee list will allow you to make subsequent transfers quicker.

Account Details

From Account

ARC - Business Acco/084-102 81-063-8540

To Account

Agua Plumbing Solutions/633-000 165685868 BENDIGO BANK

Transaction details

Amount

836.00

Description

Inv9125 Plumber

Remitter name

WO414307

Transfer schedule

Transfer date

09/08/19

When will my payment be received?



INTERNET BANKING

New bill payment - bank acknowledgement

Acknowledgement details

Status report: Paid

Confirmation number: A0964847110

Created: 09/08/19

From account: ARC - Business Account #8540/084-102 81-063-8540

Biller code: 7062

Biller name: MORETON BAY REGIONAL COUNCIL - RATES

Customer reference no: 008229528

Amount: 815.05

Payment date: 09/08/19

When will my [payment be received?](#)**End of Report**

Date 09/08/19 Time 12:09

National Australia Bank Limited A.B.N. 12 004 044 937

July 2019



INTERNET BANKING

New bill payment - bank acknowledgement

Acknowledgement details

Status report:

Paid ⓘ

Confirmation number:

V3405383999

Created:

02/07/19

From account:

ARC - Business Account #8540/084-102 81-063-8540

Biller code:

75556

Biller name:

AUSTRALIAN TAXATION OFFICE

Customer reference no:

002009834390351521

Amount:

259.00

Payment date:

02/07/19

When will my [payment be received?](#)

End of Report

Date 02/07/19 Time 15:12

National Australia Bank Limited A.B.N. 12 004 044 937



INTERNET BANKING

New bill payment - bank acknowledgement

Acknowledgement details

Status report: Paid ?

Confirmation number: N7931042399

Created: 02/07/19

From account: ARC - Business Account #8540/084-102 81-063-8540

Biller code: 130393

Biller name: UNITYWATER

Customer reference no: 0998233795

Amount: 658.41

Payment date: 02/07/19

When will my [payment be received?](#)

End of Report

Date 02/07/19 Time 15:16

National Australia Bank Limited A.B.N. 12 004 044 937



INTERNET BANKING

Funds transfer details**Bank acknowledgement details**

Status
Paid/What does this status mean?

Confirmation number
Z9159407703

Created
02/07/20

Your transfer details

From account
ARC - Business Acco/084-102 81-063-8540

To account
The Matador Group/084-004 401552674
NATIONAL AUSTRALIA BANK LIMITED

Amount
330.00

Description
Inv 920610

Remitter name
ARC Super Fund

Transfer date
02/07/20

Payment notifications

Sms notification
No SMS will be sent to notify you of the status of this payment.

Important Information: If you have entered incorrect transfer details, and your funds have now been paid to the wrong account, you can report this now by selecting [Electronic Transaction Dispute](#).

Alternatively call us on 13 22 65 between 7am - 9pm AEST/AEDT Mon-Fri, and 9am - 6pm AEST/AEDT Sat-Sun.





Receipt for payment

Your transfer has been successfully submitted.

- \$2,529.29 has been paid to Emerald Skies Pty Ltd
- Confirmation number: M0159505225

Account Details

From Account

ARC - Business Acco/084-102 81-063-8540

To Account

Emerald Skies Pty Ltd/803-228 100146643 CUSCAL LIMITED

Transaction details

Amount

2,529.29

Description

Rent June 2020

Remitter name

Rent June 2020

Transfer schedule

Transfer date

02/07/20

When will my payment be received?

Payment notifications

Sms notification

No SMS will be sent to notify you of the status of this payment.



Print

INTERNET BANKING

Transaction History

Account: ARC - Business Account #8540 : 084-102 810638540

Date from: 03/06/20

Date to: 02/07/20

Search details:

Transaction type:

Amount from:

Amount to:

Date	Transaction details	Debit	Credit	Balance*
02 Jul 20	ONLINE M0159505225 TRANSFER DEBIT	- \$2,529.29		+ \$0.00
02 Jul 20	ONLINE Z9159407703 Inv 920610 ARC Super Fund TRANSFER DEBIT	- \$330.00		+ \$2,529.29
01 Jul 20	RENT PAYMENT Rhino Property M INTER-BANK CREDIT		+ \$2,859.29	+ \$2,859.29
Credit balance				+ \$2,859.29
Debit balance				- \$2,859.29
Fees				- \$0.00
Net position				+ \$0.00

* Balances shown on this transaction history may include transactions that are not yet completed and may vary from balances shown on your account statements.

End of Report

Date 02/07/2020 Time 15:43

National Australia Bank Limited ABN 12 004 044 937

Alex Leahy

From: Rhino Property Management Pty Ltd <propertytree@propertytree.com>
Sent: Tuesday, 2 June 2020 6:48 AM
To: Alex Leahy
Subject: Ownership Statement

Dear Alex Leahy,

A copy of your ownership statement as of 2/06/2020 is available at the following link:
[OwnershipStatement32_2062020.pdf](#)

If any creditor invoices were paid during the statement period you can view them using the links below.

Please don't hesitate to contact me if you have any questions.

Regards

Rhino Property Management Pty Ltd

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May 2020 Income 3575:74

less	mataclae Group	330 ✓
	ASIC	267 ✓
	Unity Water.	671.30 ✓
		<hr/>
	Transfer to Australian Unity	<hr/> \$. 2307:44